



Board of Directors Meeting Minutes
Thursday, September 1, 2011

In attendance:

	Name	Officer	Committee Head
X	Matt Jonson (Dir)	President	Tech
	Roger Westman (Dir)	Vice President	
X	Jerry Harlow (Dir)	Treasurer	
X	Laura Connolly (Dir)		
	Brian Cunningham (Dir)		Communications
	Mark Nelson (Dir)		Landscaping
X	Lynette Tuggle (Dir)		
X	Ken Brennan		Lake Management
X	Theresa Puskar		Social

There were no visitors in attendance at this meeting.

The meeting was called to order at 7:36 p.m. by President, Matt Johnson. A quorum was present.

Matt Johnson made the motion to approve the June minutes, Jerry Harlow seconded. Matt Johnson made the motion to approve the July minutes, Lynette Tuggle seconded. Matt Johnson made the motion to approve the August minutes, Laura Connolly seconded.

President's Report

The next board meeting will be Thursday, October 6, 2011 at 7:30 p.m. at Park Federal Bank on Ogden in the basement.

Members Forum

There were no members present, and no issues brought up by the board and committee chairs as homeowners.

Treasurer's Report

- There are only 26 homes who still owe dues – down from last year at this time
 - 4 have not paid late fee
 - 7 homes are in foreclosure
 - 11 homes have not paid dues in 2 or more years



Homeowners Association

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- Expenses: \$37,566 versus budgeted \$39,806 – \$2,240 under budget so we have some room for a couple of unbudgeted items the board is aware of.
- Assets: \$153,921

Vice President's Report

No report this month.

Committee Reports

- Communications Report – no report
- Landscape Report
 - Plaque to go at base of honorary tree for Jane, Matt got a second quote, was similar to the one Roger had, Board will make a decision next month.
 - Tree, email from Mark mentioned a quote from 1 place, Board will make a decision next month so that we can get the tree planted mid to late October.
 - North Entrance work
 - Oakwood sign at entrance is will need to have some type of work done before the winter. If a decision is not made at the October meeting, a couple volunteers possibly Ken and Jerry will do some conk work to hold the entrance sign until further repairs can be made.
 - Electrical work at north entrance was done and the Board received an invoice for work done to repair. Jerry made a motion to spend \$527 of unbudgeted money to pay the invoice for electrical work at the north entrance. Matt seconded the motion and a unanimous vote was taken.
- Tech Report – no report
- Social Report
 - Fall BBQ 2011 – Theresa has lined up to have some fun arts, crafts and entertainment. Updated flyer going out next week.
 - Halloween – coordinating dates with school availability.
 - Easter – Gale Zalenski is taking over the Easter egg hunt and festivities.
 - Fall BBQ 2012 – will be the 2nd or 3rd Saturday in September.
- Lake Report
 - Damage on the Eastern shoreline – Ken got 4 bids
 - 1st - \$1,500
 - 2nd - \$1,000 + cost of insurance
 - 3rd - \$975 including insurance
 - 4th - \$250 not a formal bid and was not a quote for the whole job only a portion
 - Ken recommended the 3rd and so the Board took a vote to allocate \$975 of unbudgeted money to use for the cleanup of the Eastern Shoreline by bid #3 Family Tree Service. Laura made the motion and it was seconded by Matt with a unanimous vote.
 - Email received by Ken. It was questioned what items are allowed on the water of Lake Charles and along the shoreline in particular floats. A boat or other item on the lake cannot be on the water without being tagged and licensed. You can't license this particular device because it is a float. Floats are not allowed on the



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lake. Page 64 of our homeowner's directory outlines what is allowed and what is not. Matt will follow up with homeowner regarding this matter.

Old Business

- Google Docs – we will be adding flyers to google docs so all homeowners have access to them i.e. Fall BBQ flyer

New Business

- Homeowner requests – there are no outstanding requests at this point.
- OHAP 2.0 review and revisions – proposed by Jerry and Matt to have 2 or more bids for contracted work unless the board votes to allow the work to be done by a single vendor or if the work is \$250 or less.
 - Under 4 part b. i. 2 Added b – “The total billed amount of the contract will be equal to or less than \$250”
 - Under 4 part b. iii. 1 – making this similar to “i” but in regards to members. 1 “Obtain at least two or more competitive bids for like work, unless either of the following are met: a. A majority of the board votes to give the work to a single vendor. b. The total billed amount of the contract will be equal to or less than \$250”
 - Matt made the motion to approve the changes as read aloud in the meeting, Lynette seconded, and the board approved the changes by a unanimous vote.
- We were contacted by an independent insurance agent to switch our business. This is under review by the board as to what we will do.
- This is Jerry's last term; transition to Lynette is going well.

Matt moved to adjourn the meeting at 8:46pm, Jerry seconded.