

Annual Board Meeting
July 14, 2012

Present were Caroline Lodewyks, Tom Ryan, Sue DeSanti, Kevin Kelly, Jim Marsh, Chet Varner and Stan Lapinski. Jeannie Thaler and David Werkmeister were absent.

Motion to accept minutes – Caroline Lodewyks, Sue 2nd

Finance and Revenue: Stan Lapinski

-A budget was prepared for the coming year. Highlights are a small increase to the special assessment that will give us approximately \$5K more to prepay the loans. The loan balance is still \$152K. \$2500 to repair the furnace, \$4k to repair the pool and \$27k for road repairs. We are going to use approx \$25K to prepay the loans. We will do that after we get more funds from the special assessment. We hope to put in about \$25k per year to repair the roads in portions and about \$25K per year for prepay of the loan so we can pay it off by 2015. Once the loan is paid off we can then use those funds to fix the roads. Even after approx 10 years we are still paying \$12K a year in interest.

-Diane said that people are being told and she is getting phone calls that this special assessment is the plan that she and Chet proposed last year. Diane said what she proposed was a true assessment with a beginning and an end. Caroline said yes she remembers it was \$72.00 per lot per year for 6 years. Diane said this is just a disguised dues increase. She said the point is she doesn't want to be associated with this special assessment increase. Caroline said that their idea was great, and we didn't vote it down but it was \$72.00 and if you add coupons books there was even more cost. Caroline said that as far as throwing out their names, we did throw out names to the members and got a lot of feedback so we could do what was best for the community. There are some members who think we should have kept it at \$40.00 per house and \$20.00 per lot. Caroline said no one bashed you. Diane said Chris from the office is the one that gave her name. Chris said that it was discussed at meetings before and she would not have given her name if it wasn't public information already. Diane requests that her name isn't associated with this special assessment increase. Chris said that it is noted and will be reflected in today's minutes that Diane did not come up with the current special assessment increase.

-Someone asks how many people are on a payment plan. There are about 8 people on payment plans this year. It is also asked how much is owed. Chris explains that everyone is on a new payment plan. They paid up prior balances and there was only one person who fell behind and still owes money from last year. May said that the covenants say that all payments must be due by July 1st and there are no payment plans allowed. Caroline said that Chris will look into it. Caroline said it is working and payment plans are working because money is still coming in.

Roads: Jim Marsh

-In front of the bridge has been repaired already. The Meadows hill will be fixed and Juneberry is awaiting the final layer of blacktop. Jim said that everyone is working hard on the board and we are doing well.

Building and Construction: Jim Marsh

-Habitat house is only house being put up.
-Aqua is working on their wellhouse.

Trees: Tom Ryan

-Tom gave out 2 permits
-Tom gave permission for Aqua to take down additional trees that were a threat to the new building.
-Habitat did not take out a lot of trees
-Caroline asked Aqua to put some trees back in the front. Someone will be getting back to Chris
-May asks what the agreement is with Aqua and Caroline said we got \$6500.00 for the land. She says that Aqua is a supplier for Tennessee oil who does fracking. May said that on 590 right past Woodloch the trees are cut down and they are putting in a pipeline. Kevin said it is a 16 inch pipeline and it is not going to be for fracking. Caroline asks if May thinks that Aqua will be using the water in Woodledge to the areas where the fracking will be in the future. Caroline asks if May can get the information to Chris and we will contact Aqua about their intentions. May is worried about the toxic chemicals involved in fracking.

Clubhouse

-Walkway done and foyer in clubhouse is done also.

Hospitality

-One lot transferred from one owner to another

Pool

-Concession stand is doing wonderful. People are driving up just for ice cream and chips.

Unfinished Business:

-None

New Business:

-Election results-John is back on the board. Everyone who ran is on the board. Caroline would like to thank Chet and Tom for all their work.
-Caroline would like to adjourn the meeting so we can elect the executive board
-Caroline welcomes a new member, Daryl Miller who is moving into the Habitat House.

Sue nominates Cookie as president-Jim 2nds-unanimous

Caroline nominates Jim as vice president-Sue 2nds –unanimous

Treasurer-Caroline nominates Stan-Sue 2nds-unanimous
Secretary/Corresponding Secretary—Caroline nominates Sue-2nd Jim-unanimous

Committees—Lake and Beach-David and John Werkmeister

Trees-John Werkmeister

Building and Construction-Jim, John, Kevin, David

Roads-Jim, John, Kevin, David

Pool-Phil Babyak

Clubhouse-Susan and Jeannie

Hospitality-Susan and Jeannie

Dam-every board member

Cookie is on every committee and every board member is a backup for all committees

-We do not have a quorum to vote on anything so we will be sending out postcards to vote on the special assessment increase and budget at the next meeting

-We have a new website hosted by our office

-Diane asks if we are sending out a proxy. Caroline said we will send out a proxy form.

-Chet said we missed Lake and Dam-Cookie said the water is a little murky but it is the same everywhere.

-Caroline invites everyone to the bbq today

-John said that there will be spaces sold at \$10.00 for the flea market and the profits will be split between the pool and the fish.

-Caroline lets the members know the board appointments and committee members. We will post it on the bulletin board. If anyone is interested in joining a committee, they can let us know.

-No further comments from members

Caroline adjourns meeting, Sue 2nds-Unanimous