

September 18th, 2023

Minutes of the LOA meeting

- Meeting opened by Bob Day and introductions made by all members present
- Minutes from meeting held on 08/14/23 presented and approved
- Stephanie discussed new Facebook page and how to join to stay updated.
- Stephanie discussed plans for web page, plan for updating name of association, maintaining contact information of members.
- Stephanie discusses that all invoices have been sent out and due date for annual dues is set for September 30th 2023. No partial payments will be accepted and the lien process will begin in October.
- Bob Day explains and updates members on the increases on the annual dues, he also explains the differences between annual dues and special assessments. The plan is for every lake front property owner to pay \$100.00 dollar annually. The amount was determined by board members during a special meeting and voted on. Future increases to the apt will be determined according to lake front apts vs apts that have access. (Similar to how beaver glen pays)
- Bob Day discusses LOA ownership, plans to have the remainder of the dam deeded over to the LOA from McGlamery properties. We have determined so far that the LOA owns the inside of the shore line according to the deed. Robert Story is trying to help interpret the survey. We are still investigating the lien on the lake until ownership can be determined
- Bob Day discussed the bid to repair the damages to the lower dam, 1st bid is for 165,000.00 pictures and bid copies provided for this meeting.
- Joe Wilburn explains again to the members the difference between annual dues and special assessments. He also explains that the LOA has been underfunded for years and the need to increase funding for expenses such as Liability insurance, Attorney fees, web development, digital collection of documents and the need to build up funds for surprise expenses.
- Joe Wilburn offers tours of the lower dam damages to please call him and set up a time.
- Joe Wilburn submits a list again in this meeting of projects needed on the lake in no particular order, but all members present today agree the dam is the most needed. This list includes: silt problem, upper dam maintance, property survey, lower dam ownership, Lien on LOA, every 2-year dam inspections, naming the LOA, Liability insurance.
- Joe Wilburn and other board members discuss the standardization of annual dues for people who have lake front and people who have lake access.
- General discussion was held about annual dues increases and what could be expected. Bob Day explains that at this time a figure could not be determined but increases would happen. It was recognized that our timing of invoices could coincide better with other HOA billing practices, this will be addressed before next billing cycle.
- Also, a plea was made by board members for more participation from other HOAs on the board so they could better inform their members. At this time, we are still in need of a V. P. and a government committee leader as Andy is leaving the area.
- General discussion continues about law suit against the city for the silt problem.
- Daniel from Island club has volunteered to reach out to the apt managers for participation.
- General discussion held about noise pollution from the apt complexes
- Next general meeting will be held Nov 6th 6 pm at Beaver Glen club house.

Stephanie T. Wilburn
11/6/23