

HOA MINUTES FOR DECEMBER

In attendance: William Gee, Brett Abee, Bryan Capes, Chris and Connie Hamlet

Meeting was called to order @ 7:15

Discussed at length was the condition of our gazebo, as it was brought to our attention that the gazebo may present safety concerns, upon inspection it was confirmed that the gazebo on the lake has deteriorated to the point the board felt it was necessary to close access until we can either repair or replace it. Chris Hamlet will take steps to prevent entry into the gazebo on Wednesday and a sign posted "closed for repair". As it has been 2 years since the quote for replacement of the gazebo was obtained, Bryan Cape will contact the two contractors we have quotes from as well as a couple additional companies to ensure we can vote on the best competitive price.

We also discussed several options to pay for the gazebo expense, a decision will not be made until we have the quotes. All members present agreed a special meeting of ALL residents may be required, which will be determined after obtaining current quotes for repair vs replacement.

All agreed that a letter should be sent to residents ASAP informing them that the integrity of the gazebo is compromised and in the interest of safety will be closed until further notice.

The board also decided based on the condition of the gazebo to table any lake water improvement/stabilization projects.

Brought to the board, one of the lights at the entrance is out and it also appears a sprinkler may be hitting the new sign causing discoloration. Chris Hamlet will inspect the light and run the sprinkler to ensure it isn't in need of adjustment.

The Board also discussed the condition of the Christmas décor for the entrance and Gazebo has deteriorated and will need to be replaced next year. It was decided we should buy this year AFTER the holiday season to take advantage of the clearance price. We will need to measure and count what would be needed for next year.

The Board was also made aware a week ago there was a large number of NON residents fishing the lake. One of our residents asked them to leave, when they didn't, a call to Barrow County was made, another resident informed the non-residents that the sheriff had been called and would arrive shortly, at that time they left. As a side note, the sheriff did not show that we are aware of.

Meeting adjourned @ 8:45