



Board Minutes
June 8, 2021

MEETING commenced @ 6:00 via Zoom

Attendance

Darryl Brown, Ken Lorenz, Mandy Penman – Board Members
Jerry Macy representing ARC

Three Members in Person, One Member via Zoom

Open Q&A

Recording begins on Zoom – [Link to recording](#)

Approval of 2021.03.23 Meeting Minutes:

Motion by Brown, Second by Penman, Approved Unanimously.

Appointment of Board Member:

Motion by Penman to appoint John Willis to a Board seat through Fall Elections, Second by Brown, Approved Unanimously. Board to decide on changes to specific roles on the board in a separate workshop.

Board Reports:

President: Ken Lorenz

- 1) Opening Comments
 - a. Looking for one additional board member
 - b. One open ARC position
 - c. Maintenance –
 - i. Beach repair
 - ii. Marina and staircase repair
 - d. Speed control (speed tables) Proposal in Old Business

Treasurer: Mandy Penman

- 1) 2021 Budget approval next meeting including review of long-term planning reserve for roads and marina.
- 2) Many expenses need to be considered for the budget planning
- 3) Set a date to finalize our budget for 2021, review long term reserve plan.
- 4) Nothing concerning regarding current year financials

- a. Cost of lawn care is up a bit
 - b. Collections of current year are ahead of normal – less than 10% outstanding for FY 2021
 - c. \$36K total in delinquent dues/assessments
- 5) No retainer to law firm, they bill by the hour for work including Liens. Lower rate by paralegal
- 6) Financials to be posted to the website.

Vice President: Darryl Brown

- 1) Security
- a. Fob go-live
 - i. general codes are now removed
 - ii. Big thanks to Jerry Macy for the work he has out into the system
 - iii. Need residents to help by not letting people follow through the gate
 - iv. Seeing less traffic in the neighborhood as a result
 - b. Meeting held on June 6th with Iredell County Sheriff to form a security / neighborhood watch group with about six members.
 - c. Discussion on hiring a uniformed Sheriff to be present during holidays (July 4, Labor Day)
 - d. CPR Training – to work with Chief Abernathy
 - e. AED device consideration for the Pavilion

ARC: Jerry Macy

- 1) One request for a house plan, no plans submitted yet
- 2) Lots of activity, properties for sale, lumber costs are high so building plans seem to be delayed until the fall
- 3) Need a process for property sales and purchases with coordination with ARC and Bookkeeping. Need to coordinate with a welcome committee. Action item, Board Workshop to solution process and procedures.
- 4) One road bond to be returned

Old Business

- 1. Maintenance
 - a. Completed Tree removal: Removed trees from area by porta-a-potty, Bradford tree by pavilion and Virginia pine tree by the staircase.
 - b. Completed Swim line and float replacement
 - c. To be completed in June: Electricals to be relocated in Pavilion
 - d. Seeking estimates: Drainage / Riprap / sand at beach – informal estimate \$7,500 - \$10K
 - e. Seeking estimates: Dock / stairs repair
 - f. Riprap to be sprayed by Mark Warren with organic spray
- 2. Safety
 - a. Speed table proposal – Have a proposal for 6 asphalt speed tables on Gardner for \$12K. Speed bumps make you stop, speed tables slow you down to 15 to 20 mph. Motion by: Lorenz. Second by: Brown. Aye's 3 (Brown, Willis, Lorenz) Nay 1 (Penman) Penman expressed concerns about budget and other remedies. Agreed to hold on project until budget review.

New Business

- 1. Maintenance
 - a. Olive Rd – Road maintenance needs to be addressed; de-annexation is not a proper resolution. Need to pave first 15 to 20 feet so mud does not track onto Stewart Rock Rd. Exploring updated estimates to repair.
- 2. Safety
 - a. Post on website regarding security/neighborhood watch meeting
- 3. Communication
 - a. Welcome Committee – to be formed
 - b. Five-year planning Committee – to be formed. This group should be five members plus a board liaison

- c. Fall Board Elections – begin planning process. Need to hold positions to a 2-year term.
 - d. Facebook LSL Group – We will only communicate in this group to remind members of updates to the website and newsletters.
4. Legal
- a. Amendments to Covenants Discussion:
 - i. Subdivision of lots – pending legal meeting
 - ii. Short term rentals – concerns with AirBNB and VBRO listings. pending legal meeting
 - iii. ARC Guidelines on new construction – pending legal meeting
 - iv. Motion to discuss with legal regarding costs to explore above by Darryl, second by Mandy approved.

Adjourn 7:34