



Board Minutes
July 20, 2020

MEETING CALLED TO ORDER AT 6:05pm

Attendance

Liz Ersek, Darryl Brown, Ken Lorenz, Michelle Macy, Tish Dietrich
Sue Thomas and Jerry Macy representing ARC

Minutes

Ken corrections – Page 2 remove residents need to clean boat lots, Page 2 change road pave from 4 years to just roads need to be paved in future, Page 1 add Darryl to attendance. Motion by Ken and second by Darryl to accept minutes from June 15, 2020. Motion passed unanimously.

New Business

Treasurer –

- We have May and June to review. Financials were compared. Items were fixed. Gate money has been moved to proper line item but Michelle believes there may have been more dollars sent.
- Michelle only has 2 clickers left. She ordered one box.
- Verification of construction bonds with Sue Thomas – Conklin, Cassidy, Tahsler, Farkas (needs deposit back), Warren/Keeler (needs deposit back), Penman (deposit sent back).
- 2020 dues collections – still have \$8,200 due (Olive Road is 4 homes of those dues).
- Need to request Kelly send lien letters to past due on dues for a lien on the homes.
- Michelle to touch base with Kelly on whether liens have been filed on anyone that hasn't been paid.
- Financials motion Ken, second Tish, motion approved.

ARC – Update provided by Sue

- Sue Thomas has submitted resignation but delayed until December 31st.
- Request for fence along front of home denied. Only fences allowed from back of home and further back.
- Sue requesting Board decisions on fencing styles for ARC guidelines.
- Fencing styles submitted to board for selection of some choices to offer.
- Grandfather in existing deviances in fencing from what is selected.
- Suggestion to have property surveyed or fences pushed in 2 feet from property line.
- Split Rail w/split rail gate to match along with green rubber coated wire OR black wrought iron per code for pool or 4 feet high. Motion to start at back corner of home to back of back of lot. Motion made by Liz, second by Ken, motion passes.

- Board chooses to not entertain dog pens at this time.
- Riverwalk home has moved in but landscaping not done yet, 2 others coming along fine, Gardner Point (Lot 9) home sent in specs for a white 1,400 sf home, and 12 acre lot has sold.
- In covenants no clearing work can commence on property until signed contract from builder and ARC approval.
- You CAN clear a couple areas for perc tests.
- 1,000 deposit should be termed "construction deposit."
- House next to Michelle is working on getting plans for his pool and then will submit check before commencement.
- ARC will submit a list of projects in progress for monthly board meetings.

Gates and Fobs:

- No quote has been received from Tim for beach gate
- Want a card style instead of fob style for the gate
- Gate maintenance has been high this year so far
- Jerry will call AT&T to order a line for the main gate
- Jerry having trouble with downloading the database in the chips from the laptop. He will send off for initial setup.
- Maybe talk about using a cell phone as an option. Jerry to check.

Boat Committee – Ken provided update

- 23 open spots left
- Ken to go to lot and review and place stickers
- Jonathan Porter has Spot 25 – hole in gate in the back
- We need to spray for weeds again – Liz to ask Jonathan – he also needs to spray edges of asphalt. Also upper area by boat launch needs to be sprayed for weeds.
- Brush area behind boat lot is only for board use for neighborhood cleanup.
- Would like Cameras for boat lot for future.
- Ken & Darryl to identify homes that keep boats and trailers on their property.

Maintenance – General and Beach – All

- Need to look at paving companies for quotes for allocation of dollars for future repairs.
- Signs have been put up except for No Hunting.
- Ken and Gordon still to work on back of pavilion (waiting for less heat)
- Swim line and buoy company has not returned Ken's call. Ken looking for alternates.
- Liz to ask Steve at High Cotton for quote on White LSL stickers (500), Boat stickers (500 with stick back of boat)

Violations/Management Company/Legal

- Tish left message for Tim at Key Management today. Awaiting follow-up.
- Legal counsel for Hager property (what to ask for and give in return for access)
- Cover Olive Road annexation

Gazebo/Cameras/Wireless

- Jerry to take care of phone lines and internet

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Poop Station

- Liz to ask Jonathan to replace poop bags in poop station

Website

- Darryl requested ad for Front Porch on website.

Old Business

- Review needed of agreement with Hager property for \$1 per year- **Deferred – look up title for the property.**
- Deferred Olive Road until discussion with management company for legal counsel.
- Tish to get quote for electrical for pavilion for cameras – on hold until we check status of the internet connection at the front gate

Future Meetings

Next Board Meeting to be held on Monday, August 17th at 6pm at the beach. Formal change to third Monday of the month.

Motion to adjourn at 7:29pm pm by Ken with second from Michelle. Motion passed unanimously.

Submitted by Tish Dietrich, Secretary

