

- Opening Message
 - Break at 1PM until 3PM
- Questions from the floor
 - Jan D, Liz, Gloria, Andrew joined the meeting
 - Andrew talked about rental committee and his personal thoughts outside of the rental committee
 - Current system isn't broken and works for the needs
 - The research from the committee has shown that the cost will be around \$20k/year
 - Andrew doesn't feel we have the amount to cover the cost
 - Recommends to use LG Resort company system
 - Already taking reservations for next year, doesn't want to see 1099 from 2 companies to owners if we don't act by the end of the year
 - Host have to screen all renters as many want to book without having a class A
 - Liz said she can input data, if the board ever needs
 - Liz requested play equipment be allowed at the dog park. She would provide the equipment and remove for mowing.
 - BOD will send survey to owners to see if anyone objects
- Calhoun from Town and Country to visit (12:15 – 12:45)
 - Started with the resort back with the original owner/developer
 - When Texas took over they brought T&C onboard
 - Family owned and operated business
 - Full range of real estate related items
 - Have construction division that mostly does commercial
 - Handle about 100 associations
 - Rentals need to change or move away from T&C
 - Discussion on what T&C contract provides
- Executive Session
 - Discuss items that are sensitive in nature
- Committee Reports
 - Architecture Review Committee
 - Members: Alan (Chair), Mike, Jan
 - ARC Requests since last meeting
 - Submitted: 2
 - Approved: 1
 - Denied:
 - Pending:1
 - Exceptions Granted
 - Items to Note
 - Beautification Committee
 - Had 1st meeting today
 - Members are: Jan A, Jan D (Chair), Beth, Gloria, Carol
 - Would like a rounded fire pit area by the pool
 - Plans for gazebo by the pool, later when funding is available
 - Benches and chairs down by the boat docks
 - Fund raiser where people can go online and purchase LGMR items
 - Tower garden installed in clubhouse (Beth and Carol will paid)
 - Motion by James, 2nd by Jan
 - All members voted in favor
 - Need to check insurance and pool legal side

- Idea for breakfast donation type events to fund projects
 - Idea to place benches around the park (possible sell benches)
 - Idea to have keypad type locks on the clubhouse doors to prevent people on the lake from stopping to use the bathroom
 - Board requested committee to create a priority list of their ideas
- Dock Committee
 - All permits have been received
 - New dock construction is scheduled to start on 3/20/23 with an end date of 3/22/23
 - Final dock payment from owners leasing docks will be due on 3/1/23
 - New dock will be for the sole use of lease owners and their guests.
 - Committee will purpose new rules for the BOD to vote on. Basic proposed changes are:
 - Remove 14 day rule
 - Add rule that boat must be used (leave the dock) every 60 days
 - Renters can use docks
 - Reserve certain dock slips for renter/day use only
- Finance Committee
 - 2023 Budget was reviewed
 - Ken to make minor changes, as noted on budget
 - James made a motion to approve the 2023 budget with Ken's changes
 - Mike 2nd the motion and all voted in favor
- Maintenance Committee
 - Clubhouse water heater replaced by Joe
 - Reached out to other companies to quote
 - Fixing mechanical is the 1st priority
- Nomination Committee
- Rental Committee (Limited)
 - 2 meetings since last BOD meeting
 - Reviewed different rental programs
 - Created Excel comparison sheet
 - Reviewed comparison sheet
 - Easy choice based on the comparison
- Social Committee
- Social Media Committee
- General Items
 - Basic rules for committee assignments
 - James to send proposed rules to all BOD members to review and commit on
 - Review of banned renters list
 - With new rental system we will reset banned renters list with the exception of Riggio, who will remain banned
 - Request to change BOD meetings to Saturday or weekends
 - All members voted to remain on Fridays or whichever date and time works best for board members
 - Purpose of the board meeting is to handle resort business and is not an open forum for general discussion
 - Request to enforce dog rules or change them (dogs in the club house, dogs in the pool area)
 - Current rules will be enforced and no dogs will be permitted in the pool area or clubhouse
 - Request to stop work campers from bringing dogs while on shift

- All members voted to allow work campers to freely bring their pets, except to the clubhouse and pool area
- Preventing pets in the golf cart could delay the trash pickup as work campers may have to go back and forth to let dogs out
- Office is owned by LGMR, LLC and all owners of the LLC stated they allow the work campers to have dogs in the office and building
- Renter Clubhouse access
 - Clubhouse was originally closed to renters because of COVID
 - Preventing renters from using the clubhouse takes away an amenity and we are selling the resort as a luxury resort
 - Ken made a motion to have the clubhouse unlocked for renter use from 8AM – 5PM and that renters under 16 must be accompanied by an adult.
 - Mike 2nd the motion and all voted in favor
- Security Cameras (Clubhouse, entrance, boat dock, dog park, around resort)
 - Request for cameras were based on dog poop issues, concerns of theft, and general safety
 - At this time we will not proceed with installing cameras
- Closed on the POA lots on 11/21/22
- StarLink has arrived and should be online before 12/12
- James made a motion to adjourn the meeting
 - Ken 2nd the motion and all voted in favor