

# LGMR Board of Director Minutes

## November 4, 2022

- **Opening Message**
  - Format Changes
    - 1<sup>st</sup> 15 minutes set aside for questions from non board members
      - No input from non board members after questions from the floor section
    - Limit discussion to keep meetings clear and on schedule
  - Secretary Discussion – Jan D. volunteered to be secretary when she is at the resort. At this time Ken M. will hold title of secretary with James G. taking meeting minutes.
- **Questions from the floor**
  - No questions from the floor. Only non board member in attendance was Dan.
- **Executive Session**
  - Discussions on owner issues, management issues, and past resolutions that are sensitive in nature.
- **Committee Reports**
  - Architecture Review Committee
    - Members: Alan (Chair), Mike, Jan D
    - ARC Requests since last meeting
      - Submitted: 8
      - Approved: 7
      - Denied:
      - Pending: 1
    - Exceptions Granted
      - A 3<sup>rd</sup> sun shade on a gazebo
    - Items to Note
      - 1 owner requested their ARC request to be put on hold
  - Beautification Committee
    - Nothing to report
  - Dock Committee
    - Pending county approval for new docks; should have a meeting week of 11/6/22
    - Federal approval has been received for the new docks
    - New docks are currently on schedule to start install in March 2023
    - 1 member backed out of dock purchase and the next on the waiting list took the place
    - Currently 1 member on the wait list
      - Request to create a formal wait list so people can see their place
  - Finance Committee
    - Review of year to date income/expense
      - Net income shows a loss of \$24,530
        - This is based on how Town and Country shows income/payments
        - The loss does not include the dock deposits or the WiFi assessments, however it does show the expenses for them
        - If you add the dock deposits and WiFi assessments to the income the net income is \$8,270
        - Ken is going to work with Town and Country to provide a better statement so a clear picture is shown to owners
      - No owners are past due

- 2023 Budget 1<sup>st</sup> review
      - Strong income with 82 lots paying dues
      - 2023 budget is going well. Will have a better draft at December BOD meetings
      - Even with strong income there are high cost items that will need addressed soon
        - Current pool/spa quotes are coming in at \$45k
      - Finance committee is going to work on different ways to cover costs and ensure resort is in strong finance condition
      - Paying insurance upfront can help reduce costs
        - We will request T&C to provide at least 2 quotes for insurance renewal, with discounts for pay in full.
      - Discussion that the POA will need to purchase the office/storage building at some point from the LLC. This will be in the future and after lots are paid off
  - Maintenance Committee
    - Joe is preparing documents to hand over to Tom
    - No major issues in the month
    - Received pool/spa quote, however this was just a budget quote. The pool/spa company will need to come inspect before a final form quote is given. Budget quote should include anything that could be needed.
    - Need to get all vendor contact into single file
    - New solar light has been installed and is working well
    - Additional solar light can be installed
      - Locations discussed were:
        - On the sewage building near the trash cans
        - At the dog park, unknown location
        - The corner between lot 12 and 13. The corner is very dark at night and is blind
    - Discussion on light pollution in the resort
      - With more improvements being done people are installing more lights that can affect the night sky view or shine into other people's coach.
      - Letter will be sent to all owners to be considerate about lights and request non landscape lights be turned off when going in for the night
  - Nomination Committee
    - Nothing to report
  - Rental Committee (Limited)
    - Members: James (Chair), Jan A, Andrew, Brenda, Dave
    - 1<sup>st</sup> meeting held on 10/26/22
    - Next meeting 11/8/22
    - Rental committee notes reviewed
  - Social Committee
    - Halloween party was a big hit
  - Social Media Committee
    - Nothing to report
- **General Items**
  - Request to clarify rules (Examples: setbacks, vehicles per site 3.15, dock usage 3.16, ARC 7.1)
    - For setbacks the BOD is going to defer to the ARC. Based on the covenants the ARC can determine setbacks. If there is a conflict or disagreement with the ARC setback owners can request the BOD to review and make final decision

- For vehicles per site the covenants allow 2 cars and 1 golf cart per site. The BOD is not going to make any changes at this time. All must fit on the site and not overhang the roadways.
  - For dock usage the current practice is you can leave your boat in the water if you are at the resort every 14 days. The covenants state you can only leave in the water while you are at the resort. During the next update to covenants we will update dock usage to match practice. The dock committee is going to prepare updated rules and present to the BOD at the December BOD meeting. This includes the new docks, possible renter usage, requirement to use boat, and others.
- Request to set basic rules for committee assignments (Terms, annual review, must be at park X days per year, etc)
  - Tabled until next BOD meeting for each BOD member to consider what the rules should be.
- Quarterly POA meetings
  - Request to have more frequent owner meetings was sent to the board. The purpose is to allow better communication.
  - Having more frequent meetings is a good idea, however the frequency is unknown. We will send a survey to lot owners to understand what frequency would be best (ex. 2X year, 4x year, 3x year)
  - It would be best if members submit questions in advance of the meetings so the board can prepare and have answers, with supporting documents, at the meeting
- Selling of lots – Will the POA post a for sale listing by the office, who is maintaining the website listings, is someone from the POA going to show lots for owners
  - The POA will begin to print and post the for sale listing and will update the website with the lots for sale. Owners are responsible for writing the listing and taking the pictures. The POA will not show lots for owners. It would be best for owners to work with people they know at the resort to show their lot, if they cannot show it.
- Trash Pickup – Times, items, etc
  - There have been complaints about trash and trash has been placed at the curb late in the day.
  - To reduce any issues and confusion we will update the trash policy to:
    - Trash must be placed at the curb before 10AM, but no earlier than 7AM.
    - Work campers will pickup trash before 11AM.
    - Any trash not out by 10AM will need to be taken by the owner to the dumpster
    - We will update the renter flier with the next reprint
- Notification – Better way to notify owners of meeting minutes, pool closures, events, etc.
  - We will work on creating a standard schedule for meetings and meeting minutes. This will allow owners to know that minutes should be posted by a certain time each month
  - As we improve the rental program and website there should be more options for notification to owners
- Quarterly clean-up days – Half a day each quarter for owners to get together and clean-up the resort or preform maintenance
  - Everyone agreed this is a great idea on a voluntary basis
  - Beautification committee will schedule and handle
  - Idea is owners getting together to make the resort better
- Banned Renters
  - Currently renters can be banned by work campers or the rental program manager
  - There are various reasons for banning renters

- To ensure fairness and that renters understand they are banned we will move the banning of renters to the BOD
- A request for all currently banned renters will be made and the list reviewed at the next BOD meeting
- James made a motion that the BOD are the only ones that can ban renters. Jan seconded the motion.
  - All BOD members approved
- **Next meeting is 12/2/22 at 12PM**