

# LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

**Date/Time/Place:** 07/28/20 / 6:30 p.m. / Clubhouse Great Room

Directors in Attendance: Jon Reedy (by phone), Robert Adams, Jarret Tomalesky, Elizabeth Hair (by phone), Peggy McClurken, James Coates, Pat Majewski, Ed Noble, Robert Middleton, Betka Hardgrave

Absent: Richard Traczyk

Invited Attendance: Mike Goodwin, General Manager

Audio Recording: Peggy McClurken, Secretary

Call to Order: The meeting was called to order at 6:30 with a quorum present.

<b>TOPIC:</b>	<b>DISCUSSION:</b>
<b>Agenda Approval</b>	<b>Motion:</b> (Noble) To accept Agenda as presented. <b>Action:</b> Vote 10-0 (unanimous). Motion carried.
<b>Open Forum</b>	Approximately 30 persons were in attendance to speak out about concerns of safety and security in their Dogwood neighborhood. The Board relaxed its Open Forum rules for time limits and allowed the group to speak for approximately one hour. By general consensus, Board agreed to contact law enforcement and LHCC counsel to determine what residents can do to protect themselves, their families, and their property.  Other topics included the upcoming annual election of Board of Directors, issues with overgrown lawns and junk cars on property, and questions of insurance coverage for food vendors.
<b>Tab 1 – Approval of Minutes</b>	<b>Motion:</b> (McClurken) To approve Minutes of June 23, 2020 as presented. <b>Action:</b> Vote 10-0 (unanimous). Motion carried.
<b>Tab 2 – President’s Report</b>	In the absence of President Traczyk, V.P. Noble presented the President’s Report. Topics included a recap of the Fourth of July weekend events; the upcoming 2022 50 <sup>th</sup> anniversary of Lake Holiday; the 2021 budget; dog park construction update; and Labor Day events. <b>Motion:</b> (Tomalesky) To NOT have a live band or entertainment for Labor Day due to COVID-19 concerns. <b>Action:</b> Vote 8-2 (Noble, Adams opposed). Motion carried.

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<b>Tab 3 – General Manager’s Report</b>	Report accepted as presented; no questions.
<b>Tab 4 – Treasurer’s Report</b>	Reported as accepted; no questions.
<b>Tab 5 – Committee Reports</b>	<b>Issue:</b> (Regarding Finance Committee Minutes), Due to the fact that Treasurer does not receive financials from our accounting firm until a few days before Board meeting, treasurer’s report is emailed to Board members but is not included in Board materials. In order to create a matter of record, this issue will be addressed and material will be included on website for historical purposes.
<b>Tab 6 – Architectural Guidelines Proposed for Fencing Change</b>	<b>Issue:</b> With newer types of fencing materials, plastics and composites are more prevalent today, and the Architectural Committee recommends updating PRP 1 regarding types and color. <b>Motion:</b> (Adams) To update PRP 1 (Architectural Guidelines) to remove the language in Section L. 6d: “White or very light colors are not allowed;” and to remove the language in Section L. 6f as it pertains to “plastic fencing” not being allowed. <b>Action:</b> Vote 7-3 (Adams, Hardgrave, McClurken, Noble, Tomalesky, Hair, Reed approved; Middleton, Coates, Majewski opposed). Motion carried.
<b>Tab 7 – Sale of Three Remaining LHCC Utility Lots</b>	<b>Issue:</b> LHCC has three remaining taxable utility lots on Greenleaf in Section 8A. <b>Motion:</b> (Majewski) To approve listing Lots 176, 183, and 184 for \$2,000 each with a realtor. If there is no interest in one year, then turn them into common area. <b>Action:</b> Vote 10-0 (unanimous). Motion carried.
<b>Adjournment</b>	The meeting concluded at approximately 8:15.

Respectfully Submitted,  
Peggy McClurken, Board Secretary