

# LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Special Board Meeting

**Date/Time/Place:** 09/08/20 / 6:30 p.m. / Clubhouse Great Room

Directors in Attendance: Richard Traczyk, Robert Adams, Jarret Tomalesky, Elizabeth Hair, Peggy McClurken, James Coates, Pat Majewski, Ed Noble, Robert Middleton, Betka Hardgrave

Absent: Jon Reedy

Invited Attendance: Mike Goodwin, GM; John Martel, Finance Committee

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>	Request by Director Hardgrave on behalf of Nominating Committee to remove Tab 2 (Online Voting Plan). <b>Motion:</b> (Traczyk) To approve Agenda as amended. <b>Action:</b> Vote 10-0 (unanimous). Motion carried.
<b>Open Forum</b>	Darrell Melcher, on behalf of Safety Advisory Committee spoke on speeding statistics and Safety Budget.
<b>Tab 1 – 2021 Budget Review and approval</b>	<b>ISSUE:</b> Approval of the proposed 2021 Budget.  John Martel of the Finance Committee presented an overview of the LHCC Budget Process; how the committee arrives at the amount needed to be collected from assessments; delinquency rates; undesignated funds and the rate structure breakdown for lots with and lots without utilities.  Treasurer Tomalesky announced that 2021 assessments remain the same in the proposed budget, with a slight increase in the special assessment for trash collection for homeowners. He presented a breakdown of revenue, expenses, and Replacement Reserves.  A lengthy Q&A session of line items in the proposed budget took place.  <b>Motion:</b> (Hair) To approve the Finance Committee's proposed 2021 budget as presented. <b>Action:</b> Vote 10-0 (unanimous). Motion carried.
<b>Announcements and Adjournment</b>	Regular Board Meeting September 22 at 6:30 p.m. in the Clubhouse. Meeting adjourned at approximately 8 p.m.

Respectfully Submitted,  
Peggy McClurken, Board Secretary

# LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

**Date/Time/Place:** 09/22/20 / 6:30 p.m. / Clubhouse Great Room

Directors in Attendance: Richard Traczyk, Jon Reedy, Jarret Tomalesky, Elizabeth Hair, Peggy McClurken, James Coates, Pat Majewski, Ed Noble, Robert Middleton, Betka Hardgrave

Absent: Robert Adams

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> (Traczyk) To approve Agenda as presented. <b>Action:</b> Vote 10-0 (unanimous). Motion carried.
<b>Open Forum</b>	Discussed was Aqua's proposed rate increase and the possibility of the Board taking some action as it had done previously. No decision was made at this time.
<b>Tab 1 – Approval of Minutes</b>	<b>Motion:</b> (McClurken) To approve the Minutes of 08/25/2020 as presented. <b>Action:</b> Vote 10-0 (unanimous). Motion carried.
<b>Tab 2 – President's Report</b>	Topics included end-of-season actions such as the conclusion of Boat Patrol and closure of restrooms (except for special events); update on the Dog Park; update on an accident involving LHCC's dump truck; live streaming of LHCC events in the Clubhouse; and the issue of political signs being displayed on personal properties.
<b>Tab 3 – General Manager's Report</b>	Topics included the mailing of Annual Election packets; seeding of the Dog Park; complaints about residents shooting off fireworks; and an update on Easy Pass issues at the Front Gate.
<b>Tab 4 – Treasurer's Report</b>	Treasurer Tomalesky gave a report on the recent Financial Audit and noted that the Association may be in a position to pay off the remaining Golf Course Loan in the coming year. <b>Motion:</b> (Tomalesky) To approve the Audit as presented. <b>Action:</b> Vote 10-0 (unanimous). Motion carried.
<b>Tab 5 – Committee Reports</b>	Committee Reports accepted as presented without comment or discussion.

# LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

**Date/Time/Place:** 09/22/20 / 6:30 p.m. / Clubhouse Great Room

<b>Tab 6 – Fitness Center Reopening</b>	<p><b>Issue:</b> Should the Board approve the reopening of Fitness Center for community use?</p> <p><b>Discussion:</b> Director Coates reported numerous requests from community members to reopen the Fitness Center on the lower level of the Clubhouse. Discussed were several safety concerns that remain and issues in meeting state and CDC guidelines. Several recommendations were proposed should the Fitness Center be reopened.</p> <p><b>Motion:</b> (Coates) To approve the reopening of the Fitness Center in accordance with the proposed guidelines and recommendations.</p> <p><b>Action:</b> Vote 0-10 (unanimous). Motion failed.</p>
<b>Tab 7 – Update on Walking Paths on Former Golf Course Property</b>	<p><b>Issue:</b> Master Planning Committee’s strategic plan for approved pedestrian walkways through the former golf course was presented, outlining a multi-year phased-in approach for implementation and CIP funding. Having been previously approved, no Board action was necessary.</p>
<b>Tab 8 – Future Storage of Office Files</b>	<p><b>Issue:</b> Establishment of protocol for future record-keeping procedures.</p> <p><b>Discussion:</b> Association paper records through 2017 have been scanned and converted to digitized format, and a plan for ongoing procedures was discussed.</p> <p><b>Motion:</b> (Majewski) To approve proposed plan that involves obtaining proposals then digitizing Association paper records every three years, beginning in 2022.</p> <p><b>Action:</b> Vote 10-0 (unanimous). Motion carried.</p>
<b>Tab 9 – Proposed PRP 5 Parking and Roadway Changes.</b>	<p><b>Issues:</b> (1) Motorcycles, including visitors, have been allowed to enter Lake Holiday without identification checks; (2) PRP 5 does not address which lane campers and other trailers are to use when entering through the Front Gate.</p> <p><b>Motion:</b> (Majewski) To add changes to the language in PRP 5, as presented, to address and clarify these issues.</p> <p><b>Action:</b> Vote 10-0 (unanimous). Motion carried.</p>
<b>Adjournment</b>	Meeting adjourned at approximately 7:45 p.m.

Respectfully Submitted,  
Peggy McClurken, Board Secretary