

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

Date/Time/Place: November 24, 2020; 6:30 pm, Club House Great Room

Directors in Attendance: Richard Traczyk, Jon Reedy, Robert Adams, James Coates, Pat Majewski, Ed Noble, Robert Middleton, Darrell Melcher, Betka Hardgrave

Absent: Jarret Tomalesky, Elizabeth Hair

Invited Attendance: Mike Goodwin, General Manager

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

TOPIC:	DISCUSSION:
Agenda Approval	Motion: (Traczyk) To accept agenda as presented. Action: Vote 9-0 (unanimous). Motion carried
Open Forum	No attendees; no speakers.
Tab 1 – Approval of October 27, 2020 BOD meeting minutes	Motion: (Traczyk) To approve the Minutes of October 27. Action: 9-0 (unanimous). Motion carried.
Tab 2 – President’s Report	<p>Meeting held with Doug McCarthy, LHCC Attorney, on November 19. Topics and BOD discussions:</p> <ul style="list-style-type: none">• Board members fiduciary responsibilities• ZOOM: recommendation is not to “Live-stream” meetings. Risk of litigation from community members.• Selling alcohol: deny entrance of outside food trucks. Note: discussion about glass bottles on the beaches. Signs of the beaches prohibit glass bottles.• Gift cards: disclose that cards (given out at LH events) are purchased from the Activities Committee yearly budget.• Sand Migration on Beach II: act of nature. It is not BOD responsibility to reimburse community members for issues with private property. Note: GM is communicating with the owner of the beach house who has requested support from the BOD on erosion management expenses. <p>Sanitary district fees: “early payment of the fees” is investigated by a finance committee.</p> <p>In response to Governor’s guidelines, staggered office schedule continues. Appointments are required for business activities.</p> <p>Christmas Party: 2020 event is cancelled.</p>

	<p>Dog Park: grass is growing. Spring opening is planned.</p> <p>Accident with LH truck: juvenile charged with the accident had no insurance. LH insurance will cover cost of repair (after deductible).</p> <p>Trash disposal: large items (TVs, furniture etc.) are impacting trash collection (dumpster space and cost of disposal). Newsletter article informing the community about the “rules” will be published in the November newsletter.</p>
Tab 3 – General Manager’s Report	<p>More information about the LHCC 2011 Ford Dump Truck repairs. Malloy in Winchester informed the LH that additional frame damage was discovered. 2-3 weeks are needed to complete truck repair. Note: incident is covered in the President’s report above.</p> <p>Beach II site plan was approved by the County with some modifications (One-way loop of the Sleigh Drive; parking spots to be angled to the street). Draft of the “Land works RFP” is WIP.</p> <p>Club House Bat infestation: active infestation above the Clubhouse ceiling. Pest Management Services Incorporated (PMSI) is engaged.</p> <p>Clubhouse HVAC: engaging HVAC contractors to get recommendations and pricing of improving air quality. Focus is on the “fitness area”.</p> <p>Undeveloped Area Roadwork: progress was impacted by complaints from the neighboring landowner. County investigation delayed activities. Drainage area repairs, road grading and surface gravel applications work will resume.</p>
Tab 4 – Treasurer’s Report	<p>LH financial health continues in the positive direction. Long term debt (golf course) could be paid off in 1Q2021. Pat Majewski requested “CIP report” to be provided.</p>
Tab 5 – Committee Reports	<p>No additional discussion. Reports accepted ASIS.</p>
Tab 6 – ZOOM services for the BOD meetings	<p>Members of the community are asking that the meetings be available via ZOOM or similar communication tool. Decision needed on the proposal to engage vendors on communication tools and procedures.</p> <p>Motion: Board to decide on using “ZOOM” to broadcast LH BOD meetings to community starting in January 2021.</p> <p>Action: 0 - 9 (unanimous). Motion opposed.</p>
Tab 7 – Snack Shop Notice of Interest	<p>Community members have requested a “selection process” to be established for operating the “Snack Shop” space in the LH Clubhouse. To find out how “deep” is the interest in running the “snack shop” by different community members, a notice will be</p>

	<p>included in the November newsletter.</p> <p>Motion: notice to be published in the November newsletter requesting community members response (business plan and contact information) by January 15, 2021.</p> <p>Action: 9-0 (unanimous). Motion carried.</p>
Tab 8 – PRP 15 Home Rental Changes	<p>Approve the change to PRP 15 to allow a Member who is renting a lot or home to a tenant to retain the right to register and use boats at Lake Holiday. If the member retains this right, the tenant shall not be permitted to register or use boats at Lake Holiday.</p> <p>Motion: approve the recommended changes in PRP 15 and to incorporate the proposed language changes into PRP 15.</p> <p>Action: 8 members approved (Richard Traczyk, Jon Reedy, Robert Adams, Pat Majewski, Ed Noble, Robert Middleton, Darrell Melcher, Betka Hardgrave). James Coates opposed.</p> <p>Motion carried.</p>
Tab 9 – 2021 Marina Reconfiguration Project	<p>LHCC has incurred repeated dock damage/breakage with past wind/water events. Damage associated with these events requires multiple repairs annually by both Deep Creek Docks and in-house Maintenance Staff. Proposed new parallel shoreline reconfiguration will minimize future dock repair costs and potential for LHCC liability for boat damage.</p> <p>Motion: for Board to release \$90,000 funds to facilitate LHCC’s 2021 Marina Reconfiguration Project. Lake Holiday Committee (LC) recommends approval of this project based on TAB 9 write-up.</p> <p>Action: 6 members approved (Jon Reedy, Robert Adams, Pat Majewski, Ed Noble, Darrell Melcher, Betka Hardgrave). James Coates, Richard Traczyk and Robert Middleton opposed.</p> <p>Motion carried.</p> <p>Note: financial committee recommends use of “Replacement Reserve Fund” to fund this project.</p>
Tab 10 – Fish Stocking Update	<p>Jon Reedy provided update to Fish Stocking event conducted in November. Details of this event will be published in November Newsletter.</p>
Adjournment / Announcements	<p>The next Regular Board Meeting will be December 22, 2020 at 6:30 p.m. in the Clubhouse Great Room.</p> <p>Meeting completed around 8 pm.</p>

Respectfully Submitted,
Betka Hardgrave, Board Secretary

LAKE HOLIDAY COUNTRY CLUB

Minutes of the Special Board of Directors Meeting

Date/Time/Place: December 14, 2020; 6:30 pm, Club House Great Room

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

Invited Attendance: Matt Akers, Special Legal Advisor

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

TOPIC:	DISCUSSION:
Agenda Approval	Motion: (Traczyk) To accept agenda as presented. Action: Vote 10-0. Motion carried
Open Forum	3 attendees; Paul Battista thanked the board for addressing issue at hand. Helen Carter commented about the Facebook (managed by residents) activities related to issue at hand.
Tab 1 – Executive Session; Legal Advice regarding Code of Conduct	Motion: (Ed Noble). Accept the resignation of Robert Middleton as submitted. Action: 10-0. Motion carried. Motion: (Ed Noble) Cancel December 22 Board regular meeting Action: 10-0. Motion carried.
Adjournment / Announcements	The next Regular Board Meeting will be January 26, 2020 at 6:30 p.m. in the Clubhouse Great Room. Meeting completed around 8 pm.

Respectfully Submitted,
Betka Hardgrave, Board Secretary