

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

Date/Time/Place: February 23, 2021; 6:30 pm, Club House Great Room

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

Directors on the phone: none

Directors absent: Jarret Tomalesky

Invited Attendance: Mike Goodwin, General Manager

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

| TOPIC: | DISCUSSION: |
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| Agenda Approval | Motion: (Traczyk) Approve agenda without changes. Action: Vote 9-0 (unanimous). Motion carried |
| Open Forum | No Open forum item. |
| Tab 1 – Approval of February 3, 2021 BOD meeting minutes | Motion: (Traczyk) To approve minutes. Action: 9-0 (unanimous). Motion carried. |
| Tab 2 – President’s Report | Misinformation and wrong assumptions abound in the community concerning snow removal. GM report has provided information in the last two newsletters. Washout/hole on the walking trail on the golf course. Replacement costs are substantial. Need to figure out how to mitigate the danger of someone falling into the hole. Clubhouse rental: office is responding to rental agreements. VA governor restrictions are still in place. Fitness Center: equipment moved out; getting ready for the ventilation system upgrade and the flooring replacement. No date for reopening. Snack Shack: two vendors remain in the review process. |
| Tab 3 – General Manager’s Report | Beach II: RFP sent out to 7 excavating/land development firms. Proposals are due on April 19, 2021. Clubhouse: <ul style="list-style-type: none">• HVAC: contract with Air Care Services executed. Upgrade |

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| | <p>material ordered. No start date for the upgrade</p> <ul style="list-style-type: none"> • Fitness Center: Winchester Flooring to provide proposal for selected flooring. Work could begin in few weeks. Room has been painted; lightbulbs replaced. <p>2017 Kubota M7060 Engine Failure: tractor purchased in 2017 does not have engine warrantee (expired on June 30, 2020). Decisions on replacement of the engine or getting it fixed were discussed. Decision was reached to get the engine fixed. Cost to be covered by the operational budget. Board members (9:0) voted for this motion.</p> <p>Clubhouse wedding rental: longstanding clubhouse reservation for a wedding on April 9&10 is an issue. Wedding requestor claims “church rule” should apply. Per Board direction, this is not a “church event” and the Governor’s executive order (attendance is limited to 10 people) applies. Office to communicate with the association member.</p> |
| Tab 4 – Treasurer’s Report | LH financial health continues in the positive direction. Golf Course loan was paid off ahead of due date. |
| Tab 5 – Committee Reports | No additional discussion. Reports accepted ASIS. |
| Tab 6 – Snack Shop Proposals | <p>At the February 3rd board meeting decision was made to request additional information from vendors interested to run the Snack Shop. Follow up meeting with two vendors (Melissa Rivera and Crystal Thompson (current vendor) was conducted on February 17. Based on the feedback from President Traczyk and Director Melcher, board of directors decided to engage Melissa Rivera the owner of “the Munchie Duck’s” to run the Snack Shop. Final contract to be validated by legal counsel.</p> <p>Motion: prepare contract with “Munchie Duck’s” owner. Present the contract at the next Board meeting. Action: 7 in Favor; two members (Ed Noble and James Coates) opposed. Motion carried.</p> |
| Tab 7 – Resolution 2021-01, Transfer of Privately Owned Lots to LHCC | <p>Pat Majewski updated Resolution.</p> <p>Text: “Therefore, be it resolved, the Board of Directors of the Lake Holiday Country Club, Inc. hereby shall accept title to any privately owned non-utility lot within the Lake Holiday community and shall accept title to utility lots on a case by case basis. “</p> <p>Motion: accept the update. Action: 9-0 (unanimous). Motion carried.</p> |
| Tab 8 – Architecture Appeal | On the November 16, 2020 meeting, Architecture Committee “disapproved” request by Lot 014, Section 4B, 511 Northwood Circle Owner to install a fence on the property line to block the neighbors |

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| | <p>leaves from blowing onto his property. Owner sent a letter to Board requesting to “over-turn” the committee’s decision.</p> <p>Motion: Accept Architecture committee decisions.</p> <p>Action: 8 in Favor. Darrell Melcher abstained. Motion carried.</p> |
| Tab 9 – Campsite Rental Fee | <p>Beach II Campground Rental Fee Rate and Time of Stay was reviewed by Board. Current fee is \$10 for two weeks stay. Request is to raise the fee and adjust the Time to stay.</p> <p>Motion: Change the campsite rental fee to \$5 per day for a maximum stay of 14 days with the possibility to renew rental after a 14-day break.</p> <p>Action: 9-0 (unanimous). Motion carried.</p> |
| Tab 10 – Teleconferencing Board Meetings | <p>Due to the COVID Pandemic, there have been multiple requests to teleconference the Board Meetings to LH community. Technical Committee team is recommending using “Microsoft Team” software to conduct Board and committee meetings.</p> <p>Board discussion included: facilitation of the meetings using this software and the ability of the LH members to configure software.</p> <p>Motion: of accepting the Technical Committee's recommendation was tabled. The Board decided to test the functionality of the platform before voting on the motion.</p> <p>Action. None.;</p> |
| Tab 11 – Safety related Road Signage | <p>A resident has contacted both General Manager and Safety Advisory Committee Chair to express concern for the safety of residents travelling along the stretch of curvy roadway between the Clubhouse and Country Club Drive. Safety committee recommends that the board approve and purchase 2 “winding road” signs.</p> <p>Board discussion: we have many road signs already. Residents need to observe the existing road signs.</p> <p>Motion: Safety committee recommends that the board approve and purchase 2 “winding road” signs.</p> <p>Action: 0-9 (unanimous). Motion Failed.</p> |
| Adjournment / Announcements | <p>The next Regular Board Meeting will be March 23, 2021 at 6:30 p.m. in the Clubhouse Great Room.</p> <p>Meeting completed around 8:30 pm.</p> |

Respectfully Submitted,
Betka Hardgrave, Board Secretary