

# LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

**Date/Time/Place:** June 22, 2021; 6:30 pm, Club House Great Room

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

Directors on the phone: none.

Directors absent: Jarret Tomalesky, Richard Traczyk

Invited Attendance: Mike Goodwin, General Manager

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

Note: Microsoft TEAM conferencing software was used; John Stover provided technical support.

<b>TOPIC:</b>	<b>DISCUSSION:</b>
<b>Agenda Approval</b>	<b>Motion:</b> (James Coates) to approve agenda as-is. <b>Action:</b> Vote 8-0 (unanimous). <b>Motion carried.</b>
<b>Open Forum</b>	Carol Demery: requested adding “pickleball “lines to the existing tennis court lines. Response: maintenance crew will add “yellow” temporary lines.  Lake Holiday resident provided positive comments on “Munchie Duck Café” services.
<b>Tab 1 – Approval of May 25, 2021, BOD meeting minutes</b>	<b>Motion:</b> (Hardgrave) To approve minutes. <b>Action:</b> 8-0 (unanimous). <b>Motion carried.</b>
<b>Tab 2 – Vice President’s Report</b>	Water leaks: Aqua is investigating. Nothing has been found.  Haines patrol is checking all boats in the marina. LH members need to be aware of “motorized boards” on the lake. Lake Patrol is checking registration of all watercrafts at the member’s private piers/docks.  Clubhouse parking: guest parking is an issue which needs to be addressed. <ul style="list-style-type: none"><li>• Darrell Melcher will lead a sub-committee to recommend a solution.</li></ul> Positioning of the food trucks on weekends and holidays needs board’s attention. <ul style="list-style-type: none"><li>• July 3<sup>rd</sup>: setup completed.</li></ul>

	<p>Kids jumping from the dam: considering fencing along that area.</p> <p>Speed camera is working. Citations are issued; some LH residents complain about the speed camera location.</p> <p>Munchie Duck Café operator has requested permission to adjust the layout of the “game room area”.</p> <ul style="list-style-type: none"> <li>• Board’s direction: General Manager to coordinate with the operator on the use of the “game room area.”</li> </ul> <p>Board meeting use of the “TEAM software”: Robert Adams volunteered to configure the software at the future meetings.</p> <p>New pontoon boat is being serviced for use starting in July.</p> <p>Maintenance staff changes: new hire for the summer; will loose one member. Anyone interested in positions to contact LH office.</p> <p>Stop signs at the gate are ignored by motorists. Citations are issues.</p> <p>“Disc Golf” tournament on June 12, 2021: limited attendance due to weather. Participants were pleased with the event.</p>
<p><b>Tab 3 – Treasurer’s Report</b></p>	<p>LH financial health continues in the positive direction.</p>
<p><b>Tab 4 – Committee Reports</b></p>	<p>Nothing to report.</p>
<p><b>Tab 5 – PRP 2 Common Area use changes Plus Noise Reduction Policy</b></p>	<p><b>Issue:</b> LH office has received complaints regarding noise coming from Beach II area late in the evenings and at night.</p> <p><b>Recommendation:</b> PRP 2 to be updated with list of changes; Pat Majewski provided the list.</p> <p><b>Motion:</b> Approve the recommended changes to PRP 2 Common Area Use; direct office to update the camping permit.</p> <p><b>Action: 8-0 (unanimous). Motion carried.</b></p>
<p><b>Tab 6 – Security Services for LHCC: request for Proposal</b></p>	<p><b>Issue:</b> current security contract expires on December 31, 2021. A Request for Proposal (RFP) to be completed to select a security provider to support Lake Holiday Country Club Inc. (LHCC) for the next three years (2022-24).</p> <p><b>Recommendation:</b> The Safety Advisory Committee submits the security services RFP for the final review and approval to distribute to multiple security firms. RFP schedule to be followed.</p>

	<p><b>Motion:</b> Approve the Security Services RFP and the RFP schedule to initiate the proposal and selection process for the LHCC security firm of record for 2022-24.</p> <p><b>Action:</b> 8-0 (unanimous). <b>Motion carried.</b></p>
<p><b>Tab 7 – 2021 Marina Reconfiguration/Slip Addition Project</b></p>	<p><b>Issue:</b> the board previously approved \$90K for reconfiguration of the Marina. Project delays with the current vendor are due to delivery lead times and inability to confirm dock material pricing. Deep Creek Docks (current vendor) will not be able to support project until Spring of 2022.</p> <p><b>Background:</b> due to issues with current vendor and the dock breakage issues, additional vendors were contacted regarding material supply and vendor availability. Engagement with some vendors resulted in getting options to “reconfigure” the marina and add more slips.</p> <p><b>Recommendation:</b> The Lake Committee requests Board to approve \$140K to fund implementation of the “parallel to shoreline dock system” recommended by vendors and installation of 16 new slips.</p> <p><b>Motion:</b> funds not to exceed \$140,000 to be released to facilitate LHCC’s 2021 Marina Reconfiguration Project</p> <p><b>Action:</b> 8-0 (unanimous). <b>Motion carried.</b></p>
<p><b>Tab 8 – LHCC Increased Enforcement Capability for Repeat Violators/Reckless Operation of Vehicles and Boats, etc.</b></p>	<p><b>Issue:</b> The Board has consistently stated that the Virginia Property Owner’s Association Act (POAA) limits LHCC’s ability to impose/enforce rules beyond those stated in Section 55.1-1819 “Adoption and Enforcement of Rules”.</p> <p><b>Background:</b> LHCC has experienced reckless operation of vehicles/boats in the past involving personal injury, damage to Association property, etc. Typically, these incidents failed to result in any significant action against the offender.</p> <p><b>Recommendation:</b> form a Working Group to review other HOA’s (Lake of the Woods is one of them) methods to control reckless operations and provide recommendations to Board.</p> <p><b>Motion:</b> form a Working Group to review the potential need for development of more stringent LHCC Enforcement/Compliance guidelines.</p> <p><b>Action:</b> Working group created: Jon Reedy, Pat Majewski, Elizabeth Hair and Darrell Melcher.</p>
<p><b>Tab 9 – Suggested Election – Related Bylaw Changes and Clarifications</b></p>	<p><b>Recommendation:</b> The Nomination Committee recommends changes to the portions of the Bylaws that relate to Elections. Once approved, they will be included on the ballot for the 2021 Annual Meetings of Members.</p>

	<p>Propositions (Tab provides details of the changes):</p> <ol style="list-style-type: none"> <li>1. Proposition 1: Absentee Ballot</li> <li>2. Proposition 2: Number of Board of directors: from 11 to 9</li> <li>3. Proposition 3: Board of Directors: term of office</li> </ol> <p><b>Motion:</b> Board to approve the Nomination Committee Recommendation</p> <p><b>Action. Action:</b> 8-0 (unanimous). <b>Motion carried.</b></p>
<p><b>Adjournment / Announcements</b></p>	<p>The next Regular Board Meeting will be July 20, 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