

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

Date/Time/Place: July 27, 2021; 6:30 pm, Club House Great Room

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

Directors on the phone: none.

Directors absent: Jon Reedy

Invited Attendance: Mike Goodwin, General Manager; Michele and Mike Bradshaw representing nomination committee

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

Note: Microsoft TEAM conferencing software not used; Technical support was not available

TOPIC:	DISCUSSION:
Agenda Approval	Modifications: add Sanitary District Paydown subject to Treasury report. Motion: (Richard Traczyk) to approve agenda with modifications. Action: Vote 9-0 (unanimous). Motion carried.
Open Forum	Frances Coates: objected to “tree logging” by contractors. Elizabeth Hair: validation process for cleaning Clubhouse facilities after an event. Discussed “cleanness checking” provided by existing “Church customer”. Should any other validation be considered? Richard Traczyk: Jarret Tomalesky missed “3” BOD meetings. Board agreed to keep Jarret on for the remainder of his term. Robert Adams: “electronic registration form” filling out issues. Michele Bradshaw took notes of the problem.
Tab 1 – Approval of June 27, 2021, BOD meeting minutes	Motion: (Hardgrave) To approve minutes. Action: 9-0 (unanimous). Motion carried.
Tab 2 –President’s Report	Misc.: 4 th of July celebration was a success. Munchie Duck Café received a health permit for full business. New patrol boat is in service. Dogs on Beach I and II: need to remind community about dog rules (not allowed on Beach I and II). Newsletter will have an article on this subject.

	<p>Town Hall meeting: scheduled for August 28. Presentations are Work in Progress. The Tech Committee will use audio/visual equipment to support meeting.</p> <p>Traffic violations management: office has hired temporary staff to manage the procedures. Violations are in range of 100 – 300 per month.</p> <p>LH resident’s email addresses: The Tech committee is resolving issues with access and system “bugs”. August 10 will be a community wide “trial test”.</p> <p>Sheriff’s Department contract to be discontinued: service does not meet the “expectations”. Violations reports are not provided to LH; impact of the Sheriff’s “daily patrol” services is very limited.</p> <p>Motion: (Traczyk): To discontinue Sheriff’s contract at the end of August 2021.</p> <p>Action: 9-0 (unanimous). Motion carried.</p>
<p>Tab 3 – General Manager (GM) report</p>	<p>Marina Reconfiguration Update: on June 29 met with Lakeside Dock Sales and Service and Keystone builders to cover changes to reconfiguration proposal and the land works to be completed. Proposal with changes was accepted on July 8. \$40K deposit made to Lakeside Docks. Reconfiguration project will start early October.</p> <p>Security Service RFP Update: six security firms received the RFP; response is due on August 16.</p> <p>Beach II noise complaint: Pat Majewski will meet with the member to collect more data.</p> <p>2020 Audit by Decker and Company: preparing for July 28 audit.</p> <p>Beach III area improvements: completed widening of the access road; removed large dead trees; created blockage with the trees to prevent un-authorized parking.</p> <p>Clubhouse HVAC unit: heat pump and the air handler need to be replaced instead of continuing with the upgrades. “Heil brand” 3-ton unit cost estimate is \$7,480.</p> <p>Motion: replace HVAC unit; cost not to exceed \$8,000. Air Care Services to be used to complete work. Use Replacement Reserve to fund this project.</p> <p>Action: 9-0 (unanimous). Motion carried.</p> <p>Marina Stairway: GM is recommending the removal of the wooden stairway from the parking area to marina. Stairway is beyond repair.</p> <p>Motion: remove stairway.</p>

	Action: 9-0 (unanimous). Motion carried.
Tab 4 – Treasurer’s Report Sanitary District Paydown	<p>LH financial health continues in the positive direction.</p> <p>Sanitary District Paydown: met with the County on “paying down” the “bond for the spillway “. LH Association can make a principal payment of \$2.5 M on October 1. Payoff of the bond would be shortened to about 3.5 years. Need Board approval to make this payment and send a letter to County Attorney and Frederick County Supervisors.</p> <p>Motion: to forward a letter to the Frederick County Attorney requesting that the Frederick County Board of Supervisors approve the prepayment of the portion of the loan in the amount of \$2.5M.</p> <p>Action: 9-0 (unanimous). Motion carried.</p>
Tab 5 – Committee Reports	Nothing to report.
Tab 6 – PRP 2 Common Area use Final	Pat Majewski presented the updated PRP. Issue with the overnight boat parking (by the residents who live close to the beach) was discussed. Pat to review the “PRP” and identify changes (if needed).
Tab 7 Lake Holiday Forest Management	<p>Issue: LH resident John Sorna recommends using his “forest management educator friend” to complete an assessment of the LH forest health in the “common areas”. Note from John’s “friend” was provided to Richard Traczyk.</p> <p>Recommendation: Forest Management plan is assigned to Master Planning Committee. Vision, objectives of the forest management will need to be defined. Engaging government entities could be considered.</p> <p>Motion: table the issue for now. Master Planning committee to formulate long term Forest Management plan.</p> <p>Action: 9-0 (unanimous). Motion carried.</p>
Tab 8 - PRP16 (Elections and Voting) – Proposed Changes	<p>Mike Bradshaw, Nomination Committee member, presented changes to the PRP 16.</p> <p>Motion: LH Board to approve the PRP 16 proposed changes.</p> <p>Action: 9-0 (unanimous). Motion carried.</p>
Tab 9 – Common Area Tree Removal Form	<p>Issue: Architectural Form for the Brush/Tree Removal from the Common Area.</p> <p>Background: Form to accompany the “Hold Harmless Agreement” for brush/tree removal from Common Area. Form will be used by Architectural committee.</p>

	<p>Motion: Board to approve the PRP 1, Section R-1: “ Brush/Tree Removal from the Common Area Approval Form”</p> <p>Action: 9-0 (unanimous). Motion carried.</p>
Tab 10 – Electronic Voting Status	<p>Michele Bradshaw, Nomination Committee member, presented status of the Electronic Voting activities:</p> <ul style="list-style-type: none"> • Election Buddy software tested with board members, favorable feedback • July Newsletter article explained the electronic voting • Working with the Tech committee to collect member information • Prepared additional documents to be shared with the community • Next steps: finalize the online forms; launch publicity campaign; create voter database; finalize the electronic ballots and communicate with members etc.
Adjournment / Announcements	<p>The next Regular Board Meeting will be August 24, 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