

Activities Committee August Meeting Minutes

August 3, 2021

Attendees:

X	Chairman, Judy Schumer		Jerry Adame	X	Kit Calnan
	Co-Chair, Stephanie Jarvis		Robert Adams	X	Lisa Cox
X	Treasurer, Carol Traczyk	X	Brittany Barrow	X	Ed Noble
X	Secretary, Dorothy Long		Paul Batista	X	Lisa Peterson

Treasurer's report:

	debit	credit	balance
Budget		\$8,000.00	\$8,000.00
spent YTD	\$3,725.69		\$4,274.31
Fall Fest Petting Zoo deposit	\$100		\$4174.31
Fall Fest band deposit	\$381		\$3793.31
Fall Fest 10/3	\$1819		\$1,974.31
Halloween 10/31	\$75		\$1,899.31
Christmas 12/5	\$1,500		\$399.31
cookie swap 12/11	\$300		\$99.31

New Business:

1. Labor Day- Judy will create a flyer about Music and post to Facebook, Next door and blast email
2. Vendor Fair 18 vendors have signed up. Maximum is 23. Each vendor will pay \$10.00 registration which will be used as prize drawings to be spent at the fair.
3. Fall Fest – Chelsea the Clown canceled. Brittany will check with Eric to see if he will do airbrush tattoos
4. Movie Night
 - a. Jaws 2 was selected.
 - b. Lisa Peterson will see if her husband Steve can operate the video equipment and what date he is available.
5. Christmas Potluck and Santa visit – Dec. 5th 1-4 pm
 - a. Brittany booked Santa and Mrs. Claus for \$200 for 1 hour
 - b. Increased cost of beef means we may need to go with a different meet possibly ham
6. 50th Anniversary Celebration
 - a. Judy asked us each to come with 3 ideas for this event. The committee voted to have multiple events over the course of a week-end Friday – Sunday. We selected 2 weeks in June. The Clubhouse is not available on either. Judy posted a question in the Facebook group with a suggested date (May 20 – 22). Please cast your vote. The following is a list of the events that we would like to do. If I missed any, please let me know.
 - i. Music

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- ii. Competitive events for Adults and Children with prizes (disc golf, corn hole, horseshoes, bean bag etc.)
- iii. Free dinner
- iv. History Pavilion – ask residents to provide items for display, stories to tell, Historic photos
- v. Bounce House
- vi. Amateur photo contest with professional judges
- vii. 5k Road Race
- viii. Where in the world is Holly Lake Holiday/scavenger hunt by car
- ix. Trivia contest
- x. Kayak races/water competitions
- xi. Children’s poster contest to advertise the Celebration
- xii. Carnival themed picnic – Hamburger and hot dogs provided – bring a side to share and drink. Games with prizes, sack race, 3-legged race, corn hole, pin toss etc. for all ages
- xiii. 50th Anniversary special edition logo/banner on website
- xiv. 70s themed dance party with Karaoke –DJ, appetizers, photobooth
- xv. Sundaes on Sunday
- xvi. Large Cake
- xvii. T shirt design contest

Next meeting: Tuesday September 7 at 7 PM

**19 JULY 2021 MEETING
MINUTES**

ATTENDEES:

Richard Traczyk, Architectural Committee BOD Liaison
Ed Noble, Architectural Committee Vice-Co-Chair
Robert Middleton, Architectural Committee Member
Richard Schoppet, Architectural Committee Member
Bill Ekberg, Architectural Committee Member
William Rackliffe, Association Member
Dawn Zinn, Association Member

NOT IN ATTENDANCE:

Tim Kost, Architectural Committee Chair

MINUTES – Review of the June 21, 2021, meeting minutes.

FIELD REVIEW- NEW CONSTRUCTION FINAL INSPECTION:

1. *Lot 273, Section 2, 112 Masters Drive. Alexander Manzo, owner. Final Inspection in response to notice of completion. Inspection performed by Tim Kost and Ed Noble. No discrepancies identified.*

FIELD REVIEW – NEW CONSTRUCTION INITIAL INSPECTION:

1. Lot 454, Section 3A, Lakeview Drive. Brad & Stephanie Lips. Application for building Approval. Inspection performed by Tim Kost and Richard Traczyk. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit # 210

FIELD REVIEW – DECKS, PATIO, AND PORCH:

1. Lot 169, Section 2, 200 Masters Drive. Robert & Florian Gunnoud, owners. Request for approval of plans to replace the existing deck to a 21' X 10' going all the way to the left corner of the home. Using Trex decking (vintage lantern color) and round aluminum baluster for the handrailing. Committee approved through email. Permit issued on 6/29/2021. Permit # 208
2. Lot 559, Section 10, 100 Green Drive. Courtney Rudy, owner. Request for approval of plans to add a 48' X 26' deck with 16 steps down the left side of the front deck. Trex decking boards (Havana gold), cocktail rail (Havana gold) with wood railing and black round balusters. Reviewed by Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit # 211

FIELD REVIEW- ACCESSORY STRUCTURES:

1. Lot 062, Section 4A, 1300 Lakeview Drive. Ron Dowell, owner. Requesting to get approval for an already install 10' X 14' storage shed. It is off white and matches the home. Reviewed by Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit # 212

FIELD REVIEW - FENCING:

1. Lot 521, Section 10, 787 W. Masters Drive. Anthony & Dixie Mazur, owner. Request for approval of plans to install a decorative black aluminum fence with steel post to the back of the home. Four foot high with two gates one on each side of the home. Reviewed by Tim Kost and Richard Traczyk. A motion was made to approve as submitted. The motion was seconded, and the motion was carried with 10' set back. Permit # 213.
2. Lot 034, Section 1, 150 Lake Holiday Road. Robert & Sarah Johnston, owners. Request for approval of plans to install a 4' high all-natural pressure treated pine fence with black wire on the inside. One gate to the left of the home. Reviewed by Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit # 214
3. Lot 179, Section 2, 316 Masters Drive. Dawn Zinn, owner. Request for approval of plans to install a 4' high natural wood board fence. Installing one gate at the left side of the home. Reviewed by Tim Kost and Richard Traczyk. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit # 215
4. Lot 062, Section 4A, 1300 Lakeview Drive. Ron Dowell, owner. Requesting to get approval for a fence that was already installed without approval. It was installed on the property line and needs to be removed. Asking for a variance to move it 5' off the property line. It's a white vinyl picket fence. Reviewed by Tim Kost and Richard Traczyk. A motion was made to approve as submitted. The motion was seconded, and motion was carried with a 5' variance. Permit # 212

FIELD REVIEWS - REALES:

1. Lot 555, Section 3A, 1125 Lakeview Drive. Tyler, owner. Resale inspection performed by Ed Noble. *No house numbers.*
2. Lot 273, Section 2, 112 Masters Drive. Manzo, owner. Resale inspection performed by Ed Noble. *Still under construction.*
3. Lot 238, Section 4A, 98 Northwood Circle. Smith, owner. Resale inspection performed by Tim Kost and Ed Noble. *No discrepancies noted.*
4. Lot 278, Section 2, 100 Quail Court. Grim, owner. Resale inspection performed by Tim Kost and Richard Traczyk. *No discrepancies noted.*
5. Lot 594, Section 10, 928 W. Masters Drive. Taylor, owner. Resale inspection performed by Tim Kost and Richard Traczyk. *No discrepancies noted.*
6. Lot 409, Section 2, 204 Overlook Drive. Rogers, owner. Resale inspection performed by Tim Kost and Richard Traczyk. *No house numbers.*

FIELD REVIEWS – TREE REMOVAL REQUESTS:

1. Lot 003, Section 1B, 104 Lake Shore Drive. Olson, owner. Request for approval of plans to remove two (2) trees dead, diseased. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 7/12/2021. Permit # 209

Buildings and Grounds Minutes of July 12, 2021

Members in Attendance: Alex Perka, Diane Noble, Jim Coates, Frances Coates, Dustin Terry

With a quorum established, the meeting was called to order at 10 A.M.

There was no open forum.

James Coates gave his report of the Board of Directors meeting, including speed camera, tech committee update, marina relocation approval, discussion of electronic voting, Board members potential reduction, and town hall for August.

Alex gave an update of Master Planning. Items included town hall, logging, and restaurant. The committee discussed the evolution of the restaurant sub-committee plan.

Alex reminded members of the Financial Committee meeting for July 20th and shared results of the dock re-location field trip he attended.

Frances shared her newsletter idea and flora next to the golf course path.

With the agenda completed, the meeting was adjourned at 11:45 A.M.

Respectfully submitted,

Alex Perka, Chair

Finance Committee Meeting 6:30 PM Tuesday July 20, 2021

Chair: Ed Noble

Members Present: Jim Coates, John Martel, Darrell Melcher, Pat Majewski, Butch Nesbit, Richard Traczyk, Tom Wallace

Members Absent: Helen Carter, Jarret Tomalesky,

A quorum was established and the meeting was called to order at 6:35 PM.

Open Forum: No members were present other than those Committee Chairs invited.

Approve meeting minutes: The June meeting minutes were approved.

Agenda:

- Review June 2021 financials. Butch Nesbit moved that the review of the budget versus actuals was explained by the footnotes and therefore did not need to be reviewed.
- BOD notes

Marina reconfiguration and 16 new slips approved with Lakeside Docks for \$91.7K. An additional \$48.4K for land-based requirements also approved. Total \$140.1K. Funds to be disbursed from RR, CIP and undesignated funds.

- Continue review of 2022 Budget with GM and Committee Chairs. The review was conducted with the Activities, Building and Grounds, Lake Committees and the GM and Jill. Lake committee was absent. The committees and GM did a good job explaining their budget requests, and some upward and downward adjustments were made.

The meeting adjourned at 9:00 PM. The next committee meeting will be Tuesday August 17 at 6:30PM.

Master Planning Committee Minutes
July 7, 2021

MPC Members in Attendance: Michelle and Mike Bradshaw, C. Barker, C. Fiol, B. Hardgrave, P. Majewski, J. Martel, D. Melcher, C. Melcher, R. Middleton, E. Noble, A. Perka, R. Traczyk, J. Reedy
Absent: P. Perka, Secretary,

Restaurant Sub-Committee members in Attendance: S. Winfrey, L. Cox, J. Cox, S. Ryan, D. Charles
Guests (need email addresses): John Sorna, B. Barrow (tenant, not voting), G. Ziemke
Absent: R. Adams (Board Liaison for subcommittee)

Meeting called to order at 7 pm, a quorum was established, and agenda was approved.

Open Forum – John Sorna once again addressed the idea of having certain sections of Lake Holiday professionally logged (live trees at the end of their lifespan). Benefits are managing the forest to lower the risk of fire and disease and revenue for the POA. See item #6 below. A tab will be presented on July 27 at the BoD meeting.

May Meeting Minutes – Alex Perka moved to approve the May 5 minutes; motion carried.

Old Business (see items below) – Because the agenda with information on Old Business was provided in advance, and there were no further discussion items or questions, Alex Perka moved to proceed with new business; motion carried.

1. Additional gravel walking path in Country Club Park completed.
2. Beach II land development work was awarded to Pine Knoll Construction by Board. Approved proposal included additional work of sidewalk, curb and guttering, parking spaces asphalt. Total cost: \$156k. Will come out of CIP Fund. Work to begin in September.
3. Reconfiguration of Marina and 16 additional marina spaces was awarded to Lakeside Docks from Deep Creek Lake. They can perform the work this September and have the required materials. Total cost: NTE \$140k. Funding will come from Replacement Reserve, CIP Fund and General Funds. This work will also include the marina path paving project that is saved in the CIP Fund.
4. Board approved turning all three parcels of former golf course into common area. No residential development can occur on the property and the property cannot be sold.
5. Updates and changes to PRP 2 Common Area approved by the Board. Important changes: no smoking on all the Beaches, no loud noise between 9PM and 6AM.
6. Presentation to the Board in July regarding possible logging to be performed in Southside Nature Preserve. Hold Harmless Agreement for members to remove dead trees from common area lots abutting their property approved by Board.

New Business

1. Power Point Presentation on LHCC Finances. John Martel presented an overview of the Replacement Reserve and Capital Improvement Fund. This same presentation will be provided at an LHCC Town Hall meeting, scheduled for Sat., Aug. 28.
2. Approval of June Restaurant Subcommittee Minutes (Lisa Cox, Secretary)
 - Minutes were not typed up, and therefore, no minutes were submitted or approved.

3. Presentation and Status Update by Restaurant Subcommittee – draft survey questions and future plans. Based on a lengthy discussion, the following summary actions were taken by Sean Winfrey and Stephanie Ryan (co-chairs) and the Restaurant Subcommittee:
 - Revisit the introductory message and questions. Desire to have one question answered:
 - *Are you interested in having a “restaurant” in Lake Holiday?*
 - Clarify and address the why?; proposed benefits; and any potential disadvantages.
 - Better explain the recommended model (“Food Truck 2.0”) and what it would entail.
 - Tone down the use of the term “Restaurant”; address that the plan is more of a phased approach (begin small and grow over time), (perhaps seasonally).
 - Better explain how liability for serving beer and wine will be handled by prospective investor(s).
 - Provide details on how the clubhouse would be used, potential impact to office staff and those who lease the great room and other spaces, etc.
 - Sean asked MPC and Restaurant Subcommittee members to provide input, feedback and recommendations.
4. Open Discussion, Q&A by MPC members
 - This section of the agenda began with a statement read by Mike Bradshaw – asking for unity and laying aside of negativity with the goal of working together on an approach for exploring the viability of a “restaurant-like” experience operating at Lake Holiday.
5. Draft Survey Questions – Next Steps:
 - Updated introduction and proposed questions will be presented at the Aug. 4 MPC monthly meeting for discussion.
 - Once approved, the survey will be presented as a tab at a future Board of Directors meeting.
 - Once approved by the BoD, the subcommittee will work with the TechComm to send out to membership using an existing (free) online survey tool.

Actions for Restaurant Subcommittee:

- Submit minutes from the Restaurant Subcommittee meeting.
- Submit subcommittee member names for vetting by the LHCC office.

Next Restaurant Subcommittee meeting: July 22 at 7 p.m.

Next MPC meeting: Aug. 4 at 7 p.m.

LHCC Town Hall meeting: Planned for Aug. 28 – Restaurant Subcommittee to present.

The meeting was adjourned at 8:56 p.m.

Respectfully submitted,
Cathy Melcher

Master Planning Committee

Minutes

May 5, 2021

Members in Attendance: M. Bradshaw, C. Anderson, C. Barker, C. Fiol, B. Hardgrave, P. Majewski, J. Martel, D. Melcher, C. Melcher, R. Middleton, E. Noble, A. Perka, R. Traczyk

Absent: P. Perka, Secretary

New Potential MPC Members in Attendance: J. Reedy, S. Ryan, G. Ziemke, D. Charles, J. Cox, B. Barrow, Z. Goetz (new members will be determined after first meeting of Restaurant Subcommittee), Robert Adams, Liaison to Board for subcommittee.

Guests: Cyndi Kresslien, Richard Chance, John Sorna and Jim Norconk

Meeting called to order at 7 pm, a quorum was established, and agenda was approved, with three new discussion items:

- Turning the former golf course into common area
- Water/Sewer Lot to convert into common area
- Dock damage and plans to repair

Open forum – no other topics were presented.

April Meeting Minutes – Ed Noble moved to approve minutes; motion carried. Pat announced that the temporary Secretary is C. Melcher until P. Perka returns.

New members – welcomed and informed that Goldberg Rules would be used to conduct the meeting. Explained quorum rules and consequences of missing meetings. An attendee list was collected to gather new member contact info.

Old Business

Review Board Ranking of CIP projects: Fish stocking and fish survey moved to RR. Road Lines removed entirely. Additional marina slips moved to #1. Forwarded to Finance Committee.

Status of existing CIP projects: Concrete pads for disc golf – will have funding by end of year (install all at one time); Dog park landscaping - quote from Reading. \$5k to be collected by the end of year. The cost for benches will be moved back to the dog park budget due to being paid out of general fund. Phase 1 of walking trails is underway – an area has been leveled for trucks, gravel was delivered, and the old pump house near the large pond was demolished.

Funding moved in CIF: Board approved moving unallocated misc., unallocated interest, and over \$5k from Beach II campsites to pay off the almost \$11k balance remaining on Beach II site plan.

Beach II Proposals. Received two bids that are very different. Mike Goodwin reviewed in detail and will request clarification/ rationale from Pine Knoll and Trust Land for including or excluding line items and disparities in their bids (such as 30-day bid expiration; equipment costs and requested timeline; Greenway soil expansion factor and cubic yard removal estimates). Should also request a land disturbance certificate from Pine Knoll. Fill will still be on LHCC property (or used for other projects) but moved away from site. Recommended that the board approve quickly (within next month or so) before

prices increase. September remains the planned start date. \$200k in beach II fund may need to cover a bond (10%), secure county permits, another survey, as-built plans, etc., if required. Mike to speak with the county to confirm. Additional work on parking lot, concrete sidewalk, etc. is extra. For now, Beach II will stay like it is through the summer season.

New Business

Established a Restaurant Subcommittee. A new MPC Subcommittee was formed, and leaders voted-in: Chair, Sean Winfrey; Co-Chair, Stephanie Ryan; Secretary, TBD (to be voted on at first subcommittee meeting). Guidance was to focus on the survey first, then restaurant cost and feasibility study, site plan, talk to prospective restaurant owners, etc. Set the date of the first subcommittee meeting (date/time, announce via calendar/message board, must be open to the community to attend). Restaurant Subcommittee will define the first phase of community restaurant study to explore the viability of a restaurant operating at Lake Holiday. Draft survey questions will be presented at an upcoming MPC monthly meeting for discussion. Once approved, the survey will be presented as a tab at a future Board of Directors meeting. Once approved by the BoD, the subcommittee will work with the TechComm to send out to membership using an existing (free) online survey tool.

Dock Damage: broke lose May 3 due to storm/wind. Boat owners and maintenance team reattached temporarily. J. Reedy researching a different anchoring system that secure to the lakebed. Contacted Deep Creek Docks along with an alternate dock repair company, Lakeside Docks. The first company, Deep Creek docks, currently has a back log and lack of immediate material to perform the repair. Seeking price quote from Lakeside Docks that claims to have the material on hand to perform repairs. Question re: approval (or not) of planned dock expansion/additional slips) and reconfiguration. Still to be approved by the board at future date. Funding is being set aside for additional slips as part of the CIP.

Conversion to Common Area:

- **1 lot 4a 220 Redbud Circle** – water/sewer lot still owned by LLC. Research selling? Quite steep lot. Must set back 30'. Near large Aqua pump station with access road. Pat moved to turn the lot into common area, with required monthly fee paid to Aqua. Motion passed, with one opposed.
- **Former Golf Course** – owned by the LLC, protects the land and we no longer pay taxes (real estate) or sanitary district tax. Will be submitted as one deed through legal counsel. Pat moved to recommend to the board to turn three parcels into common area. Motion passed unanimously.

New Idea: Look into a forester to evaluate value of trees (~550 acres with lots of dead trees). Richard to get with John Sorna, per his recommendation. Richard also stated that Pat is drafting a proposed “hold harmless” document for homeowners to cut down trees that fall from common areas onto owner lots.

Power Point Presentation of Replacement Reserve and Capital Improvement Fund Facts – due to technical difficulties, the presentation will be given by John Martel at the first Restaurant Subcommittee meeting.

With agenda items completed, the meeting was adjourned.

Respectfully submitted,
Cathy Melcher

Restaurant Sub Committee Minutes For Meeting June 8, 2021 6:00 p.m. Clubhouse

Members of Subcommittee in attendance: Chair Sean Winfrey, Co-Chair Stephanie Ryan, Derrick Charles, Lisa Cox, James Cox, John Sorna, Brittany Barrow, Zach Goetz, Robert Adams (Liaison)

1. The Meeting was called to Order by Sean Winfrey.
 2. The Agenda Was approved.
 3. Introductions of all in attendance
 4. Appointment of Secretary: Lisa Cox
 5. Open Forum
 6. New Business A lengthy discussion was had about many aspects of bringing a grill type restaurant experience to Lake Holiday.
 - A. Goal to discuss the below questions and plan a proposed survey to help develop a finalized plan to be finished by August so we can talk to Investors/Restaurant Owners
 - B. Why, What, How, Where, When
 - i. **Discussed Why** the community wants this? The community is craving a place to eat and drink by the water. Every other similar community to us in the state of VA has a functional restaurant available at minimum during weekends during the summer.
 - ii. **Discussed What** it is the community wants? Restaurant Experience vs Real Restaurant Outdoor Modular Kitchen vs Building an indoor Commercial kitchen. Serving Alcohol.
 - iii. **Discussed How** the community want to do this. No cost to HOA, No increase in Dues, No allowing the public in minimize liability to the community.
 - iv. **Discussed timeframe.** 1-3 Years is a realistic time frame
 - v. Discussed **Where** the community want this. Overall interest from community members has been at the Clubhouse as this will cost the lease amount of money as we already have the outdoor infrastructure, the handicap entrance and required exits, parking and most importantly, the view.
 - Concerns raised and discussed:
 - a. Make sure we are not "kicking someone (admin) out.
 - b. Seating capacity
 - c. Location of clubhouse discussed, no other place proposed.
 - d. Well thought out plan to be proposed and finalized
 - e. Ensure no dues increase and not open to outside public.
 - f. Looking at best utilization of clubhouse space, using space that is under-utilized now; keeping in mind admin staff needs to maintain customer service.
 - g. Concern on how this is presented to community: diplomacy and objectivity.
 - h. Concern of liability discussed, and Stephanie explained Virginia law that places liability on consumer, not HOA or vendor. Vendor to have insurance as well.
 - i. Concern expressed that Clubhouse may be outdated: not updated in years, size too small, inadequate parking, potential expansion as clubhouse has outgrown community.
 - j. Discussion of commercial zoning, Board member incorrectly identified zoning, was corrected by knowledgeable person.
 - C. All in attendance that desired took a tour of clubhouse space, indoor and outdoor and both levels, and identified potentially underused space.
 - D. Additional information needed to obtain
7. Meeting Adjourned