

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

Date/Time/Place: 24 May, 2022; 6:30 pm, Club House Great Room

Directors in Attendance: Elizabeth Hair, Betka Hardgrave, Mary Lewia, Pat Majewski, Cathy Melcher, Darrell Melcher, Ed Noble, Jon Reedy, Stephanie Ryan and Bill Quirk.

Invited Attendance: Mike Goodwin, General Manager

Note: Zoom conferencing software was used; Judy Schumer provided technical support.

TOPIC:	DISCUSSION:
Agenda Approval	<p>Director Hardgrave requested an informational tab for the 5-year Survey added to the agenda.</p> <p>Motion: Director Lewia motioned to approve agenda as changed.</p> <p>Action: 9 in favor; 1 opposed (Director Ryan). Motion carried.</p>
Open Forum	<ul style="list-style-type: none"> • Ms. Clarissa Dueweke asked why the Clubhouse rental increased and why a \$1M insurance policy requirement was added. She also requested we not increase the rental costs due to the insurance requirement. Directors Majewski, Ryan and Lewia explained the insurance requirement protects the community from suits. The increase in rental costs was voted in by the last Board.
Tab 1 – Approval of previous BOD meeting minutes (Director Hair)	<p>Motion: Approve 26 April 2022 Board minutes.</p> <p>Director Ryan requested, under Tab 7, Motion 3, to change “Allow” to “Disallow.”</p> <p>Director D Melcher moved to accept the minutes as changed.</p> <p>Action: 10-0 in favor (unanimous). Motion carried.</p>
Tab 2 – President’s Report (Director Majewski) (See tab)	<ul style="list-style-type: none"> • 50th anniversary celebration weekend was a great success. • An edited version of the LHCC History timeline (part of Pres report) and power point presentation will be available on the LHCC website. • Beach II is near complete; landscaping will be finished in the fall. • The Board voted unanimously to have some website information password protected on the LHCC website. Directors to send recommended content to Mr. Goodwin. • The County has decided to auction off 31 lots that have taxes in arrears at Lake Holiday, 7 of which have water and sewer. • A special Board meeting will be held on 23 June at 6:30 p.m. so Jim Pagenkopf can present the Lake Committee’s approved plan for preserving and protecting the lake.
Tab 3 – General Manager’s Report (Mr. Goodwin) (See Tab)	<ul style="list-style-type: none"> • Carroll Construction had the best price for the Tar and Chip RFP. • Motion: Director Hair motioned to approve Carroll Construction as the contractor to provide the tar and chip application. • Action: 10-0 in favor (unanimous). Motion carried • Director Reedy asked about the mowing for the boat storage lot. The Board requested BG&S△ Committee have suggested solutions to remedy the issue by the next Board meeting.

	<ul style="list-style-type: none"> • Director Reedy asked what percentage of trees should remain on new construction lots. Mr. Goodwin replied it depends on whether the lot needs grading for drainage, etc. If clear cutting is done, then the builder must plant at least 1/3 of the trees removed. • Director Reedy spoke about a house that has been under construction for 2 years. Mr. Goodwin and Director Noble stated the Architectural Committee is currently in discussions with the homeowner; and stipulated the home must be finished within 6 months as the permit will not be extended. Director Reedy also spoke on updating the PRP to facilitate enforcement. • Director Ryan is concerned about security issues at the boat lot; an individual's boat was damaged. Director Majewski responded the individual had parked in someone else's spot and wasn't a storage lot renter. There have been few incidents over the years. • Director Ryan requested modifying the security contract to increase the roving patrol to 24/7 due to an individual driving their boat at high speeds on the lake in the early hours shouting obscenities; then suggested a security on-call position when Director Majewski indicated the change (24/7) would increase the contract price exponentially.
Tab 4 – Treasurer's Report (Director Noble)	Director Noble indicated Lake Holiday finances are in good shape; however, he also stated our net income for April isn't \$75K, it's closer to \$50K as the new gate and foot patrol for April was paid in May.
Tab 5 – Committee Reports	Director C Melcher asked if the Lake Committee had done anything about compliance control. Director Reedy had initiated a working group; he indicated current PRP issues making it difficult; however, he will have something for the next Board meeting.
Tab 6 – Ratification of email vote, Eric Zimmerman photo enlargements for clubhouse (Director Majewski)	<p>Issue: Ratify the unanimous email approval to purchase multiple enlarged Erik Zimmerman photos of Lake Holiday for hanging in the clubhouse prior to the 50th anniversary celebration beginning May 20th, 2022.</p> <p>Motion: To ratify the on-line unanimous vote.</p> <p>Action: 9 in favor; 0 opposed; 0 abstained. (Director Ryan refused to vote.) Motion carried.</p>
Tab 7 – Clubhouse Window Film Installation (Director Majewski and B&G Working Group)	<p>Issue: Viewing projection and computer screens during the daytime in both the Clubhouse Great Room and administrative Offices is challenging due to glare, particularly on south-facing rooms; not to mention the heat that is generated.</p> <p>Motion: Director Ryan moved to accept the installation of Architectural Window Film to south-facing windows and doors of the clubhouse and privacy film to one set of interior doors – for the not-to-exceed amount of \$7,000 using Undesignated Funds.</p> <p>Action: 10-0 in favor (unanimous). Motion carried.</p>
Tab 8 – Restructuring Capital Improvement Fund (Director Noble)	Issue: As the Lake Holiday Capital Improvement Program has not evolved as originally envisioned, it may be time to consider restructuring the entire program.

	<p>Motion: Effective with the 2023 Budget, implement the priority-based Capital Improvements Program.</p> <p>Action: 10-0 in favor (unanimous). Motion carried.</p>
<p>Tab 9 – Publishing Delinquencies (Director Noble)</p>	<p>Issue: Publishing a list of delinquent members (over 90 days) in the newsletter.</p> <p>Motion: Director Ryan moved we reinstate the practice of publishing over 90 days delinquents (by names, address and lot numbers) with amounts equal to or greater than \$150 in the newsletter every 6 months beginning with the newsletter scheduled for release on September 1, 2022, with exercise of due diligence of the LHCC office and accounting firm. Payment plan participants will not be included.</p> <p>Action: 10-0 in favor (unanimous). Motion carried.</p>
<p>Tab 10 – Restaurant Working Group Dissolution (Director Lewia)</p>	<p>Issue: The Restaurant Working Group completed the investigation into establishing a restaurant within Lake Holiday, without incurring any costs to the membership. At this point, there is no need for a working group, and therefore recommend dissolution of the group.</p> <p>Motion: Director Lewia motioned to dissolve the Restaurant Working Group.</p> <p>Action: 9 in favor; 1 opposed (Director Ryan). Motion carried.</p>
<p>Tab 11 – PRP 14, Clubhouse Rewrite and Changes to Policy (Director Hair)</p>	<p>Issue: The PRP Working Group established to update LHCC PRPs concluded that PRP 14, Clubhouse needed a comprehensive update to all sections for clarity of rental agreements by members and tenants, fee information and reservation requirements, types of events and activities that are permitted in the Clubhouse; addition of special event and/or General Liability Insurance, and alcohol consumption and VA required license requirements.</p> <p>Motion: Approve PRP 14, Clubhouse as presented.</p> <p>Action: 9 in favor: 1 opposed (Director Ryan) Motion carried.</p>
<p>Tab 12 – LH 2022 Survey Status</p>	<p>Director Hardgrave presented information and timeline for the 2022 Survey.</p>
<p>Executive Session</p>	<p>Director Majewski motioned to go into Executive Session concerning personnel matters.</p> <p>Director Ryan motioned to exit the Executive Session.</p>
<p>Adjournment / Announcements</p>	<ul style="list-style-type: none"> • The next Regular Board Meeting will be 28 June 2022, at 6:30 p.m. in the Clubhouse Great Room. • Special Board Meeting will be held 23 June 2022 at 6:30 p.m. for a Protecting Lake Holiday’s Health presentation. • Meeting adjourned at 9:23 p.m.

Respectfully Submitted,
Elizabeth Hair, Board Secretary