

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Special Meeting

Date/Time/Place: 23 June, 2022; 6:30 pm, Club House Great Room

Directors in Attendance: Elizabeth Hair, Mary Lewia, Pat Majewski, Cathy Melcher, Darrell Melcher and Ed Noble.

Directors electronically participating: Betka Hardgrave, Jon Reedy and Stepanie Ryan (Director Hardgrave did not vote due to technical issues.)

Directors absent: Bill Quirk

Invited Attendance: Mike Goodwin, General Manager

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

TOPIC:	DISCUSSION:
Agenda Approval	Motion: Director Lewia motioned to approve agenda as-is. Action: In Favor: 7-0 (unanimous). Motion carried.
Open Forum	<ul style="list-style-type: none"> • Dave Buermeyer (Nomination Committee) looking for 4 candidates for the Lake Holiday Board with diversity and new ideas. There are 3 positions with 3-year tenure and 1 position, serving a 1-year tenure (filling position vacated by Robert Adams). Member must be in good standing, willing to serve, and having been a member for at least one year. The Lake Holiday July Newsletter will show details and timeline. Nominations due 7 Sep with voting at the annual meeting in Oct 22. He encouraged Board members to speak to people they know to volunteer. • Chris Tierney – owner with a slip in Dock A, expressed concern with the quality of installation and type of installation of the docks. He is frustrated with the breakage from the storm the last couple of days. He expressed someone should be held accountable for the poor welding. Director Majewski informed the membership the Board is conducting an executive session this evening to discuss this very issue. She also expressed her gratitude to the Maintenance crew for staying until 8:30 to 9 pm that night, and doing what they could to save boats and the dock during a very bad storm.
Tab 1 – A/C Split for Snack Shop (Director Majewski)	Director Majewski informed membership the Purple Cow (Snack Shop vendor) is having to throw out food and ice cream due to the HVAC system not able to keep the snack shop cool enough. The Lake Holiday Administrative Office has received two proposals to install a split system HVAC. The HVAC company will retrofit a compressor outside connected to a small unit that mounts on the wall near the ceiling.

	<p>Mr. Goodwin, GM, informed that Lake Holiday's current vendor has a higher price but can perform the installation within the next couple of weeks and Lake Holiday has been very pleased with their service.</p> <p>Motion: Director Noble moved to continue with Air Care (current vendor) and accept their bid because of their familiarity with all of Lake Holiday systems and Lake Holiday will only have one vendor responsible for repairs.</p> <p>Action: In favor: 7 – 0 (unanimous) Motion carried.</p>
<p>Tab 2 – Presentation: A Plan for Protecting Lake Health (Director Reedy)</p>	<p>Jim Pagenkopf gave the Lake Health presentation (Director Jon Reedy, Lake Committee Board Liaison, was on the phone.) See</p> <p>About midway, Mr. Pagenkopf stopped to allow for the following questions.</p> <ul style="list-style-type: none"> • West of Sleigh Drive - multiple lots building new homes – most have no proper sediment control – the individual suggested the Architectural Committee enforce erosion control (which is required by the County) Director Noble identified the Committee does check and has called the County. • Someone asked about restoring vegetation and removing the carp. Director Majewski identified the Lake Committee has had several Bow Hunting events and a spear fishing event, unfortunately, with not much success. Another individual suggested incentivizing fishing for them by having a bounty on them. Mr. Steve Peterson has researched carp and said they are sterile but can live for 25 years. One individual suggested fishing with cherry tomatoes as carpe supposedly are the only ones that eat it; he experimented with this with and found the cherry tomatoes were either gone or moved. • Mr. Pagenkopf identified that the Committee hasn't spoken to any owners whose docks may affect the dredging. • Someone asked how long it would take for the underwater berms to fill with sediment. Mr. Pagenkopf said he wasn't really sure, but he suggested it would be 20 to 30 years. Consultants would address that. • Chris Tierney supports what is being proposed. <p>Asking the Board to:</p> <ul style="list-style-type: none"> ○ Short Term (2022 <ul style="list-style-type: none"> – 2023 timeframe) - Approval to hire consultant for community stream erosion control permit and feasibility level design efforts (\$25 - 50k) – Approval to hire consultant for permit and final design for Isaacs and Yeiders Cove sediment removal actions (\$70 – 140k) ○ Longer Term (next 3 – 10 years) <ul style="list-style-type: none"> - Approval (cost dependent) of selected stream erosion controls - Approval (cost dependent) of Isaacs and Yeiders Cove Sediment Removal Action

	<p>- Approval (cost dependent) of wetland and SAV planting plan</p> <p>Motion: Director Noble moved to have the Committee work with the GM to send out RFPs to hire a consultant for community stream erosion control permit and feasibility level design efforts; and to hire a consultant for permit and final design for Isaacs and Yeiders Cove sediment removal actions (\$70 – 140k).</p> <p>Action: In favor: 7 – 0 (unanimous) Motion carried.</p>
Executive Session	<p>Dock Breakage during extreme weather.</p> <p>Director Noble motioned to enter Executive Session.</p> <p>Director Noble motioned to exit Executive Session.</p>
Adjournment / Announcements	<p>The next regular Board meeting will be 28 June 2022 at 6:30 p.m. in the Clubhouse Great Room.</p> <p>Meeting adjourned at approximately 9:45 pm.</p>

Respectfully Submitted,
Elizabeth Hair, Board Secretary

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

Date/Time/Place: 28 June 2022; 6:30 pm, Club House Great Room

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

Directors absent: Jon Reedy (resigned) and Betka Hardgrave.

Invited Attendance: Mike Goodwin, General Manager

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

TOPIC:	DISCUSSION:
Agenda Approval	Director Majewski identified Tab 15 will be tabled for July. She also announced Jon Reedy resigned from the Board effective immediately. Bill Quirk volunteered to be the Lake Committee Board Liaison. Motion: Director Majewski moved to accept the agenda changes. Action: In favor: 8 - 0 (unanimous). Motion carried.
Open Forum	<ul style="list-style-type: none">• The following people expressed concerns about PRP 5's proposed changes and other policy changes: Randy Jackson, Melissa McGee, Derrick Charles, Joshua Liely, Ian Boyden, John Sullivan, Paul Batista, Brian Swartz, and Jerry Fischel.• Melissa McGee also requested a stop sign at the corner of Greenwood Ct and Lake Holiday Rd.• John Sullivan suggested a boat ramp on the other side of the lake; and expressed concern that lot owners only pay have of what homeowners pay but get to use all the amenities. In response to comments/questions during Open Forum, President Pat Majewski responded with the following: <ul style="list-style-type: none">• Allied Security Services had been lax in following POA rules;• People were giving away their (permanent) passes to uninvited guests;• People who had "No Trespass" orders were allowed in;• For the safety of our community, Allied was instructed to enforce the rules more strongly. These rules have been in effect for years but were not being followed. Members have always been required to register their guests; guests were always required to show ID; have license plate recorded in the system; guards are required to ask what address and member the guest will be visiting; and if not registered, the guards have been calling the member to verify the guest is allowed in.• Last Saturday, between the hours of noon and 3:30, 143 cars came through the gate with an average of 1.5 minutes processing time per car.

	<ul style="list-style-type: none"> • The Board is discussing ways to improve the processing time, i.e., having members register the guests in Capsure or calling the office; and maybe issuing bar codes to permanent guests. • In addition, the Board has been working on enlarging the parking lot at the Clubhouse; however, they are waiting on the final site plan from the engineers, which will then have to be approved by the County before construction can begin.
Tab 1 - Approve Board minutes (Director Hair)	<p>Motion: Approve 24 May Board minutes. Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Tab 2 - President's Report (Director Majewski)	<p>With the lengthy discussion during Open Forum and full agenda, President Majewski forwent her discussion on her report as members can read it in the Board Book and in the newsletter on the official Lake Holiday web site.</p>
Tab 3 - General Manager's Report (Mike Goodwin)	<p>Mr. Goodwin also did not review his report but requested approval to pave the three mail stations using our current tar and chip contractor who has proven to have great pricing within the last 6 months. Motion: Director Hair moved to approve fixing the three mail stations with our current tar and chip contractor at the same time as pre-patching, with Replacement Reserves at a NTE \$50K. Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Tab 4 - Treasurer's Report (Director Noble)	<p>LH financially, year to date, is in good shape. Motion: Director Nobel requested to move \$250K for current projects into the CIP fund to facilitate tracking and visibility. Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Tab 5 - Committee Minutes	<p>No comments</p>
Tab 6 - Technology Support Updates (Director D. Melcher)	<p>Informational Tab only. The following items were updated for the Board's situational awareness:</p> <ul style="list-style-type: none"> • A paid contractor is currently conducting the 2022 LHCC Survey • A contractor is documenting the flow and processes of the technical assets in the "smart room" in the Clubhouse and will provide recommendations for fixes. • Digital Transformation of LHCC's office and customer tools and system, upgrading the wifi, bringing in fiber cable and systems is with a consultant for recommended solutions,
Tab 7A - Clubhouse Refresh Project: Painting (Director C. Melcher)	<p>Motion: Approve the quote received from Keystone Builders, LLC to repair, patch and repaint the interior spaces of the Clubhouse using Replacement Reserve, for a total cost not-to-exceed \$30,000.00 Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Tab 7B - Clubhouse Refresh Project: Acoustics (Director C. Melcher)	<p>Motion: Hire Accoustical Solutions to replace acoustic wall panels/add ceiling panels in the Clubhouse great room, using Replacement Reserve funds for wall panels and Undesignated Funds for ceiling panels at a NTE total of \$35K. Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Tab 7C - Clubhouse Refresh Project:	<p>Motion: Replace the Clubhouse flooring using Replacement Reserves for a total NTE of \$72K. Engage responding companies to verify measurements, confirm costs estimate and then request a</p>

<p>Flooring (Director C. Melcher)</p>	<p>Best and Final Offer. The GM and Board President will select the Best Value offer. (No reservations are planned from 19 Sep -19 Oct) Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
<p>Tab 8 - PRP 5 Entry, Roads, Parking Proposed Policy Changes and Align with PRP 4, Compliance (Director Majewski)</p>	<p>The following motions were passed: Motion 1: Director Hair motioned to reinstate the one (1) day printed passes and call them "Dash Passes" requiring placement on the dashboard to identify all visitors more easily. Dates of entry will be on the passes. Passes will be titled Visitor, Contractor or Event Pass. Action: In Favor: 6; Opposed: 2 (Directors Ryan and Quirk) Motion carried.</p> <p>Motion 2: No parking within 20 feet of a corner or intersection as specified in Frederick County Ordinances (158.4F). Action: 8 - 0 (unanimous). Motion carried.</p> <p>Motion 3: Inoperable vehicles must be parked inside of a completely enclosed building on any member lot as defined and regulated by Frederick County Ordinances. (165.204.11) Members will be notified their vehicle will be towed. Action: 8 - 0 (unanimous). Motion carried.</p> <p>Director Majewski brought up having a tab in the Board Book to discuss suggestions/comments received from the community in an effort to provide updates on resolving issues or/and implementing suggestions. Director Ryan volunteered to craft a message to the community for the 4th of July weekend.</p> <p>The Board tabled the following motions:</p> <ul style="list-style-type: none"> • Restrict Clubhouse parking to members/tenants only on Fridays, Saturdays, Sundays and holidays from the Friday before Memorial Day to Labor Day using bar code decals as identification. • Vehicles with 3 or more traffic rule violations shall have their automatic access to the community revoked for 30 days requiring the member to enter through the left lane for entrance to LH. • Align PRP 5, Entry Road Use and Parking, and PRP 4, Compliance by removing the final two sentences of PRP 4, Compliance, Section I, Determination of Corrective Action, #2 which states that a courtesy warning will be given first for a traffic violation.
<p>Tab 9 - PRP 3, Lake Use, Boating Policy Change (Director Majewski)</p>	<p>Motion: No non-motorized boats (e.g., Kayaks, canoes, paddle boats, paddle boards, etc.) are permitted to dock on the sand at Beach I or Beach II nor permitted within 25 feet of the buoys marked "no Boats" or inside that perimeter. Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
<p>Tab 10 - Concrete Drive for Trash Facility Project (Director D. Mecher)</p>	<p>Motion: Approve the installation of a concrete driveway around the yard waste and trash compactor sites not-to-exceed \$100K from CIP</p>

	<p>funds and initiate the scheduling of a contractor with work to be completed by the end of 2022.</p> <p>Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Tab 11 - Accelerate Walking Trails Project Completion (Director D. Mecher)	<p>Motion: Approve funding for the final phases of the gravel walking / biking trails using CIP Funds and initiate the scheduling of the contractor to expedite the completion of the trail system no later than 2023 with a NTE of \$110K.</p> <p>Action: In Favor: 7 Opposed: 1 (Director Ryan) Motion carried.</p>
Tab 12 - Beach 2 Pavilion Completion (Director D. Mecher)	<p>Motion: Reallocate \$32K of CIP funds of Beach II Plan B funding to complete the Beach II pavilion structure. Total cost for completion of the pavilion NTE \$120K.</p> <p>Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Tab 13 - Tables for Clubhouse Deck (Director D. Mecher)	<p>Motion: Purchase four tables (NTE \$7K with undesignated funds) for the Clubhouse deck. Two of each design, colored red. Events will be charged to move and return since they will be bolted down.</p> <p>Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Tab 14 - Playground Equipment Beach 1 and CC Park (Director D. Mecher)	<p>Motion: Purchase ADA playground equipment (replacement) and add swings at Beach 1; purchase and install new ADA playground equipment and swings at Country Club Park; use Replacement Reserve funds for replacement and CIP for new purchases, total NTE \$120K.</p> <p>Action: In favor: 8 - 0 (unanimous). Motion carried.</p>
Adjournment / Announcements	<p>The next Regular Board Meeting will be 26 July 2022 at 6:30 p.m. in the Clubhouse Great Room.</p> <p>Clubhouse parking plans will be brought up at the next meeting. Marina repair discussion may need a special meeting.</p> <p>Meeting adjourned at 9:35 p.m.</p>

Respectfully Submitted,
Elizabeth Hair, Board Secretary

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Special Meeting

Date/Time/Place: 6 July 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, Stephanie Ryan and Bill Quirk.

Invited Attendance: Mike Goodwin, General Manager

Note: Zoom conferencing software was used; however, due to technical difficulties with sound, the meeting was recorded and will be posted for the community to view. Judy Schumer and Steve Peterson provided technical support.

TOPIC:	DISCUSSION:
Agenda Approval	<p>Motion: Director Ryan moved to approve agenda as-is.</p> <p>Action: Vote 9 - 0 (unanimous). Motion carried.</p>
Open Forum	<p>The following community members expressed concern about future storms and recommended getting an engineer to repair the docks correctly: Mr. David Ramseur, Mr. Justin Gerometta, Mr. Bill Eckberg and Mr. Kris Tierney.</p> <ul style="list-style-type: none"> • Mr. Larry Quinn suggested bolting (vs welding) steel brackets to hold the poles to the dock; it would be cheaper and is available at Lowes. When asked, he stated it would probably cost about \$40 per rigging. He also suggested widening and moving the walkway for Dock A to the center of the dock (taking up a slip) to provide stability and avoid future breakage. However, Mr. Mike Goodwin (GM) later responded the aluminum wouldn't be strong enough to hold the bolted brackets and the aluminum would break. • Mr. Gerometta had the following concerns/comments: <ul style="list-style-type: none"> ○ There were only poles on shore side; wouldn't having poles on the cove side make it stronger? Mr. Goodwin (GM) later replied the cove is too deep (40 ft) to install poles on the cove side and the reason poles are only installed on the shore side. ○ The pole welds started breaking before the storm occurred. Mr. Goodwin later confirmed the bracket welds were, in fact, breaking before the storm. ○ Was concerned about missing poles either having broken off or dropped to the bottom of the cove - would they potentially puncture a boat or rotors clipping them. ○ He would rather the fees be held for the following year versus being reimbursed.
Tab 1 – Marina Issues (Director Majewski)	<p>Director Majewski provided the following information:</p> <p>Lake Holiday has experienced repeated dock breakages over the past five years from high wind/rain events. There was limited holding capability for our deep-water anchoring system.</p>

Until 2021, Docks A & B were positioned perpendicular to the shoreline extending into very deep water and very exposed to high winds. In 2020, Deep Creek Docks was contacted by the Lake Committee and recommended a parallel shoreline configuration, shallow water anchoring systems and stronger hinge connections. This reconfiguration was thought to eliminate the potential of future dock damage. The project was delayed due to Deep Creek's inability to commit resources or guarantee pricing until Spring 2022.

After the May 2021 dock break, where an entire section broke free from its shoreline anchor points and was blown against another dock section with a few boats close to being crushed, much more research was performed. The Lake Committee contacted seven dock vendors in MD, PA, and VA. A deep-water anchoring system was investigated, but the estimated installation cost was \$400K. The Lake Committee viewed this option as cost prohibitive and decided not to pursue it.

Lakeside Docks, also of Deep Creek Lake, provided LH with a firm price/installation time frame of Fall 2021 and agreed with the parallel to shoreline configuration solution. Lakeside Docks was the vendor who originally put in the docks in 2005. The Lake Committee and the Board approved this plan and this vendor in June 2021. The reconfiguration was completed in Oct 2021. Factory and field welds were done. Pipes were installed and welded to the outside of the docks with brackets. Concrete anchors were placed - half barrels filled with concrete, about 500 lbs. each - attached with non-flexible cables.

There was a significant storm on June 22 with very high winds and torrential rain that broke the pipe bracket welds and the hinge welds apart entirely on Dock A and to 90% of Dock B.

LH hired a welding inspector who informed us that the field welds were not strong enough. The factory welds were adequate. He stated that without an engineer quantifying the environmental forces involved, it is difficult to know how to get a strong enough weld for conditions. **The weld breakage is a symptom of a larger problem.**

Lakeside Docks was contacted and claimed they have never had a dock or marina fail before. The Lakeside Docks owner believes we need an engineered plan going forward, and until then, he is not willing to come back and repair the welds. since he believes that wind and the degree of movement of the docks is playing a major role in our problems.

Several residents have urged a short-term fix of repairing the welds. However, it has been noted already in writing, that Deep Creek Docks did not recommend continuing repairs due to each failure adding additional stress to critical connections leading to more and quicker breaks.

Director Majewski has already asked for volunteers from the Lake Committee to join a board working group. Two engineers, Mr. Steve Herring and Mr. Jim Pagenkopf and the Chair of the Lake

Committee, Mr. Chris Anderson, have agreed to join Director Majewski and Mr. Mike Goldwin (GM) in forming a working group.

The working group's first meeting is tomorrow (7 July). The working group will contact engineers and contractors to find out what system would work, especially, in our fractured shale.

Director Majewski asked the Board to approve the formation of the working group to begin the work of finding a qualified marine engineer who will help quantify the forces and come up with a reasonable, permanent solution that a marine contractor can then implement. In addition, the Board should come up with a cost estimate for an initial review by the engineer. The plan will include evaluation of dock C as well. If the Board decides to go with the long-term solution, docks A and B will be closed for the season and slip fees will be refunded.

Director Ryan expressed concern someone may be injured or killed in the next storm as members were running out in the storm to alleviate the situation and put themselves in harm's way. Due to liability, a short-term fix is not viable.

Director D Melcher asked if putting the poles inside the framing (vice outside as is now) create a stronger hold. Mr. Goodwin stated yes, but the docks have more anchors now than before. Mr. Goodwin stated he doesn't trust the existing structure and suggested the community needs an engineered solution. He also stated he notified Lakeside Docks about the pole welds breaking (before the storm) and parts were on backorder.

Director Noble identified many people on FB commented about the possibility of land locking docks A and B so half those docks will be useable and safe. Mr. Goodwin replied pulling the inside "fingers" into the shore would damage them. Any jerry rigging would not be safe, and a short-term fix would be risky.

Director Hardgrave asked if anyone had surveyed other communities with lakes of this size or bigger to see their docking system. Director Majewski identified no one has yet.

Director Hardgrave then asked if lowering the lake to install permanent docks would be viable. Mr. Goodwin identified the marina is much deeper than most owners dock areas. The shallow area is 16 feet deep and 40 feet on the outside. The lake system can only drop about 10 feet without rain, and if there is rain, there is no capability to stop the lake from refilling and you would flood the work area. In addition, if you dropped the lake level, floating docks would end up on the bottom of the lake, without support, causing damage. Discussion ensued concerning Waterfront Contracting of New Jersey will meet with the working group on July 7th to view and measure our marina and discuss the Helix anchoring system (augers drilled by divers into the lake floor). Instead of chains or cables, the anchors may require flexible elastic cables. (however, Director Majewski stated our shale lakebed may make this more challenging.)

	<p>Motion 1: Director Hair moved to create a working group to research and locate marine engineers and marine contractors who can design a solution for our marina to prevent further breakage; provide information and viable options to the Board at a special meeting so the community will also hear the options. Action: In Favor: 9 - 0 (Unanimous) Motion carried.</p> <p>Motion 2: Director Ryan moved to spend \$25K of Undesignated Funds on and engineer. Action: In Favor: 9 - 0 (Unanimous) Motion carried.</p> <p>Motion 2: Director Majewski moved to approve refunds of rental fees for docks A and B. Action: In Favor: 9 - 0 (Unanimous) Motion carried.</p>
<p>Tab 2 – Improving Communication (Director Majewski)</p>	<ul style="list-style-type: none"> • Director Majewski stated suggestions collected through the new email: communityinput@lakeholidaycc.org will be addressed in future Board Books as a tab so the community can view them. • Director Lewia volunteered to take the task over from Director Hair. • The Board discussed assembling them each month in like groupings; remove duplicates; submitting them to the appropriate committee for addressing; identifying which committee in the tab; and email suggestions/resolutions to the community.
<p>Adjournment / Announcements</p>	<ul style="list-style-type: none"> • The next Regular Board Meeting will be 26 July 2022 at 6:30 p.m. in the Clubhouse Great Room. • Meeting adjourned around 7:18 p.m.

Respectfully Submitted,
Elizabeth Hair, Board Secretary