

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

Date/Time/Place: 26 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, and Stephanie Ryan.

Directors linked in: Bill Quirk.

Invited Attendance: Mike Goodwin, General Manager

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

TOPIC:	DISCUSSION:
Agenda Approval	Director D. Melcher suggested changing the agenda and tabling Tab 8, A better space for the picnic tables than the Clubhouse deck, and sending to the B, G, S & A committee before the Board sees it. Motion: Director Noble moved to accept the agenda as presented. Action: In favor: 4 (Ed Noble, Mary Lewia, Stephanie Ryan and Bill Quirk); Opposed: 5 (Elizabeth Hair, Betka Hardgrave, Pat Majewski, C. Melcher, D. Melcher). Motion denied, Tab 8 will be presented to Buildings and Grounds for further research.
Open Forum	James Keefer expressed concern about the following: <ul style="list-style-type: none">• People passing on the roadways, asked if we should put a sign up concerning “no passing”.• Install a turn lane for the trash compactor.• Drainage ditches need clearing and suggested lot owners be responsible. (Both Director Majewski and Mike Goodwin, GM, indicated the maintenance team is aware, but behind on clearing these due to several extenuating factors.)• Gravel accumulating along his cul-du-sac and into his flower garden from snow removal during the wintertime. He suggested spreading grass seed with the tar and chip to prevent spreading/washing out of the chips (which accumulates as gravel).• Entrance to the Clubhouse parking lot should have a sign indicating where entrance is.• He also commented the July 3rd festivities were great.
Tab 1 - Approve Board minutes (Director Hair)	Motion: Approve the minutes (with changes from Director Ryan) for the following meetings: 28 June (Regular meeting) 23 June (Special meeting, Lake Health) 6 July (Special meeting, marina) Action: In favor: 9 - 0 (unanimous). Motion carried.

<p>Tab 2 - President's Report (Director Majewski)</p>	<ul style="list-style-type: none"> • President Majewski announced the first candidates meeting is Sat, 6 Aug at 10am. She encouraged Board members to attend. The second meeting is Wed, 24 Aug, 7pm. • Survey results are in. 574 unique households participated in the survey this year. Wharton Research is analyzing the 55 pages of comments. They will sort by themes and provide to the 23 Aug Board meeting. The results will also be in the September newsletter, Lake Holiday official website, the Lake Holiday Facebook page, and linked to the Lake Holiday Master Plan. • The marine contractors and engineers that visited the Lake Holiday marina are concerned about the fractured shale (that lies on the bottom of the lake). Lake Holiday will engage Triad Engineering (nearest to Lake Holiday) to core drill on each side of the dock to ascertain what kind of anchoring is necessary to secure the docks. It is a 2 – 3 weeks wait and estimate the cost will be about \$5,000.
<p>Tab 3 - General Manager's Report (Mike Goodwin)</p>	<ul style="list-style-type: none"> • Paving and Tar & Chip is underway to include paving of the Yieders Run, Sunset Circle and Clubhouse mail stations. • The leaf vacuum engine needs replacing, and trailer inspected. Motion: Director Hair moved to contract with Shade Equipment to replace leaf vacuum engine and inspect trailer, with a not-to-exceed amount of \$5K of Replacement Reserve Funds. Action: In favor: 9 - 0 (unanimous). Motion carried. • Suggested replacing a 2-wheel drive tractor with a 4-wheel drive tractor; will bring forward estimates. • Recommended hiring a tree trimming service to resolve overgrown trees/bushes along Lake Holiday roads.
<p>Tab 4 - Treasurer's Report (Director Noble)</p>	<ul style="list-style-type: none"> • Director Noble (Treasurer) noted Lake Holiday has a negative income value of \$12,111 this month. However, \$129K was moved from undesignated funds to cover this deficit, though the accounting firm will not count this until the end of the year. This allows for not increasing assessments to owners. • Rebates for the season for docks A & B have been sent out. \$34,863 was returned. • The Treasurer provided a 2023 budget prelude spreadsheet to the Board. This will be discussed at the next Financial Committee meeting 16 Aug, at 6:30pm and invited the Board to attend.
<p>Tab 5 - Committee Minutes</p>	<p>No comments</p>
<p>Tab 6 – Proposed changes to PRP 16, Elections and Voting (Director Hardgrave)</p>	<p>Issue: PRP 16, Elections and Voting needs updating to bring in line with Bylaws and electronic voting. Motion: Accept the changes proposed by the Nominating Committee to PRP 16, Elections and Voting except for removal of the following concerning the Independent Advisor: “At the discretion of the Board, the Independent Vote Administrator shall be either a contracted third party or a Board selected group of</p>

	<p>three (3) members who are not incumbent Board members or candidates.”</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p>
Tab 7 – Open Board Positions (Director Majewski)	<p>Issue: A Board position became vacant in June. By the time the position is filled (voting in September), the elections will occur the next month (Oct).</p> <p>Motion: The BOD does not fill the open director position vacated in July 2022</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p>
Tab 8 - A better space for the picnic tables than the Clubhouse deck. (Director Ryan)	<p>Issue: Create a better space to utilize the picnic tables, instead of the deck.</p> <p>Motion: Authorize expenditure of funds to create a brick patio for a picnic area between the walkway to the Clubhouse and the area where the beach begins.</p> <p>Action: Motion tabled and sent to the Buildings and Grounds Committee for further review and pricing.</p>
Tab 9 – Informational: Process and Procedures for Community Suggestions / Comments (various Directors)	<p>Informational Tab, discussion of process for community suggestions. Discussion centered on how to respond to/address suggestions. Consensus was to send suggestions to the appropriate committee and sendee; and send matters concerning the Board to the Board.</p>
Adjournment / Announcements	<ul style="list-style-type: none"> • The next Regular Board Meeting will be 23 Aug 2022 at 6:30 p.m. in the Clubhouse Great Room. • Finance Committee Meeting, 16 Aug, 6:30pm. • Candidates meetings: Sat, 6 Aug, 10am; Wed, 24 Aug, 7pm. • Meeting adjourned at 8:15 p.m.

Respectfully Submitted,
Elizabeth Hair, Board Secretary