

## Activities Committee October Meeting Minutes:

### Attendees:

X	Chairman, Judy Schumer	X	Paul Batista		
X	Treasurer, Carol Traczyk	X	Tammy Bollman		Joanne Coles Root
X	Secretary, Dorothy Long	X	Lisa Cox		
X	Board President Pat Majewski	X	Ed Noble	X	Amy White
	Board Liaison, Stephanie Ryan		Lisa Peterson	X	Carole Puckett

Topic 1- There was no vote to approve the September meeting minutes

Topic 2- Chairman stepping down

- Lisa Cox conveyed a history of people dropping out of the committee going back many years.
- Dorothy, Tammy and Judy each shared their thoughts
- A unanimous vote was passed that Tammy Bolman and Dorothy Long will serve as interim Co-Chairs until a new Chairman is elected in the November 1<sup>st</sup> meeting.
- Pat Majewski clarified that if any members can't be present at the meeting, they can call in to vote but must remain on the call to attend the meeting.

Topic 3- New member – Carole Puckett

- welcome.

Topic 4- Welcoming Committee

- Currently a subcommittee of Activities Committee with a separate line-item budget of \$2000
- Lisa asked if she should be separate or continue under the Activities umbrella. As a separate committee or subcommittee meetings, agendas and meeting minutes are required. Pat suggested a Welcoming Working group instead.
- In the September meeting Paul Batista and Lisa Peterson offered to assist with deliveries
- Budget remaining \$397. Lisa will purchase additional items for the bags.

Topic 5- Treasurer Report

- We have \$3730 remaining for the year
- \$350 needs to be paid to the DJ for New Year's Eve
- Reminder: any time expenses occur be sure to notify Carol right away. If emailing the bookkeeper copy Carol.

Topic 6 –Trunk or Treat Friday October 28<sup>th</sup>

- Set up 6:00 (Committee volunteers to arrive Carol, Ed, Dorothy and Tammy)
- Treating to begin 6:30 PM
- Judging for contest at 6:45 Judges – Carol and Ed
- Carol will email Shannon to purchase 3 gift cards as prizes for most original, most scary and most humorous
- Ed will coordinate with Shannon to purchase \$100 in Candy and 2 cases of mini bottled water.
- Need to find out from Judy which Food Truck is scheduled
- Tammy to do a flyer

Topic 7 Christmas Potluck December 4, 1to 4 pm

- The Santa that we used last year is now taking bookings however last year he did not have a license or insurance and insisted on cash payment. All vendors need to meet the PRP requirements so we cannot use him.
- Judy searched the Bash but none were willing to travel the distance to Lake Holiday.
- Ed has volunteered to be Santa this year and will be covered by POA insurance as a volunteer.
- There are 3 Santa suits in storage. We need to locate them and determine if any of them are suitable

- Lisa Cox will contact Stephanie Jarvis to see if her husband can be the Grinch.
- Dorothy checked with a caterer to find out cost of catered main course and it far exceeds our budget. Giant does not do Roast beef or Ham except deli trays.
- Several members left prior to this discussion but all present agreed that we may need to cook the meat ourselves. We will discuss more at the November meeting.
- Dorothy will check prices for Beef, Ham and Turkey at Schnecks.

#### Topic 8 Cookie Swap

- Last year the budget was \$100 but most of the snacks were not eaten. We would only need to purchase plastic tablecloths, small prizes, plates and napkins (if none remain after the potluck) and maybe one a package of cheese ( I think we have crackers in storage that expire early 2023)

#### Topic 9- New Year's Eve

- We need to confirm and book the DJ that was previously booked for Labor Day. \$350
- The Sunset Social group does not want to sponsor the New Year's Eve party anymore.
- Ed, Carol, Dorothy, Tammy and Carole all said they would volunteer that evening.
- There are several totes full of decorations etc. We need to go through it and determine if we need to buy anything else.

Next meeting: Tuesday November 1st at 7 PM

**22 AUGUST 2022 MEETING  
MINUTES**

**ATTENDEES:**

Tim Kost, Architectural Committee Chair  
Ed Noble, Architectural Committee Vice-Chair and BOD Liaison  
Robert Middleton, Architectural Committee Member  
Richard Traczyk, Architectural Committee Member  
Danny & Vickie Hambrick, Association Members  
Jeanette & Michael Townsend, Association Members  
John & Frances Royo, Association Members  
Saul Tijerina, Association Member  
Mike Shepard, Association Member  
Claudio Zaccur, Association Member

**NOT IN ATTENDANCE:**

Richard Schoppet, Architectural Committee Member  
Bill Ekberg, Architectural Committee Member

**MINUTES** – Review of the July 18, 2022, meeting minutes. Minutes were approved as submitted.

**NEEDS DISCUSSION:**

1. Lot 1256, Section 1A, 129 Lake Holiday Road. Claudio Zaccur, owner. Submitting for reimbursement of his 2,000-conformance bond due to difficulties and unexpected circumstances. A motion was made to approve as submitted. The motion was seconded, and the motion was carried.

**FIELD REVIEW – NEW CONSTRUCTION INITIAL INSPECTION:**

1. Lot 026, Section 1B, 105 Lake Shore Drive. Jennifer Sacco, owner. Application for building approval. Inspection performed by Tim Kost and Ed Noble. Approved pending colors and materials selected. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit # 229 issued on 8/23/2022.

2. Lot 067, Section 4A, 1310 Lakeview Drive. Jennifer Sacco, owner. Application for building approval. Inspection performed by Tim Kost and Ed Noble. Approved pending colors and materials selected. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit # 230 issued on 8/23/2022.
3. Lot 359, Section 2, Lakeview Drive. Todd & Allison Jurkowski, owners. Requesting approval of the color choices for the new construction. A motion was made to approve as submitted. The motion was seconded, and the motion was carried.

#### **FIELD REVIEW- DOCKS:**

1. Lot 011, Section 1B, 120 Lake Shore Drive. Richard Traczyk, owner. Request for approval of plans to replace the existing dock with a GD3 premium vinyl decking-aluminum and standard composite floating devices. Needing 2' variance into the lake. Reviewed by Tim Kost and Ed Noble. Needing early approval. An email voting was done on July 29,2022 by the Committee to approve as submitted with 2' variance. Permit was issued on 8/2/2022. Permit # 221
2. Lot 042, Section 6A, 416 Southwood Drive. Jason Whitacre, owner. Request for approval of plans to install a 5 10' X 4' sections of shore master floating dock system. Total area is 518 square feet. Poles and chains attached to eye hooks into the ground. Asking for variance to go closer to the common area. 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 was issued on 8/23/2022. Permit # 231

#### **FIELD REVIEWS- EXTERIOR CHANGES:**

1. Lot 399, Section 2, 306 Overlook Drive. Deb & Pat Saine, owners. Request for approval to paint the exterior of the home (smoke tree color gray) with white trim. Reviewed Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit was issued on 8/23/2022. Permit # 232
2. Lot 033, Section 5A, 101 Nordic Drive. David & Deborah Coffett, owners. Request for approval of plans to paint the front door (indigo blue) and replace the shutters to a board and batten (indigo blue color). 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 was issued on 8/23/2022. Permit # 233
3. Lot 255, Section 2, 331 Masters Drive. William Sherrod, owner. Request for approval to remove the bay window and close it in with hardy board that matches what is already on 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 was issued on 8/23/2022. Permit # 234

### **FIELD REVIEWS – FENCING:**

1. Lot 126, Section 5A, 707 S. Lakeview Drive. Jose Saul Tijerina, owner. Request for approval of plans to install a 3-board paddock fence with welded wire on the inside at the back of the home. Fence will have two 5' gates one on the left side and one in the rear will be using a clear coat sealer to keep the natural look. Reviewed by Tim Kost and Ed Noble. Approved with 5' variance on the right and less than 5' on the left. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit was issued on 8/23/2022. Permit # 235
2. Lot 042, Section 4A, 1246 Lakeview Drive. Danny & Vickie Hambrick, owners. Request for approval of plans to install a board-on-board fence in the rear and right side of the home with one 4' gate on the right side. Reviewed by Tim Kost and Ed Noble. Approved with 5' variance on the left side. A motion was made to approve as submitted. The motion was seconded, and the motion was carried, Permit issued on 8/23/2022. Permit # 236
3. Lot 1224, Section 5B, 143 Waterside Lane. Christopher Holm, owner. Request for approval of plans to install a wooden fence with a triangle top (stockade point) with 2-5' gates on each side 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 was issued on 8/23/2022. Permit # 237

### **FIELD REVIEW-ACCESSORY STRUCTURE:**

1. Lot 060, Section 1, 114 Greenwood Court. Adam Croson, owner. Request for approval of plans to install an 8' X 10' plastic storage shed dark brown and tan. Placing behind the garage. 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 was issued on 8/23/2022. Permit # 238
2. Lot 094, Section 1, 215 Sunset Circle. Jeanette & Michael Townsend, owners. Requesting an extension on an already approved detached garage. Will be moving the storage shed for placement of the garage to the opposite side of the lot. 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 issued on 8/23/2022. Permit # 239

### **FIELD REVIEWS- DECKS, PATIO, AND PORCH:**

1. Lot 247, Section 2, 103 Fairway Circle. Debra Sweeney, owner. Request for approval of plans to add a 12' X 10' composite deck (cottage gray color), handrail is white with black balusters, with cocktail handrail. Will have 4 to 5 steps. 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 issued on 8/23/2022. Permit # 240

2. Lot 167, Section 2, 406 Sunset Circle. Daniel Clarke, owner. Request for approval of plans to remove the shed and the existing deck and replace with a new 10' X 39' pressure treated deck with a 4' X 4' landing and stairs. Second floor deck is an 8' X 10' on the left side. Railing to be 4'X 4' post spaced 6' on center with 2-2x4 side rails, 1-5/4x6 top rail, and 2x2 spaced pickets. One side of stairs to receive continuous black composite ADA grab rail. 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 was issued on 8/23/2022. Permit # 241
3. Lot 547, Section 3A, 1105 Lakeview Drive. David Bouchard, owner. Requesting for approval of plans remove old deck and replace it with a bigger pressure treated 16' X 24' deck with twelve stairs down the front of the deck all the handrailing is pressure treated wood to. Reviewed Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit was issued on 8/23/2022. Permit # 242
4. Lot 013, Section 1B, 124 Lake Shore Drive. Wallace & Malick, owners. Request for approval of plans to add patios, retaining walls, sitting wall will have a firepit, lounge area and a hot tub area. Using land scaping blocks and pavers. Reviewed by Tim Kost and Ed Noble. Approved pending the sale of the home and any Frederick County regulation. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit was issued on 8/23/2022. Permit # 243

#### **FIELD REVIEWS-RESALES:**

1. *Lot 492, Section 3A, 1076 Lakeview Drive. Bouchard, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
2. *Lot 049, Section 4A, 1260 Lakeview Drive. Alde, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
3. *Lot 547, Section 3A, 1105 Lakeview Drive. Rheinberger, owner. Resale inspection performed by Ed Noble and Tim Kost. No discrepancies note.*
4. *Lot 279, Section 2, 102 Quail Court. Ballon, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
5. *Lot 008, Section 5A, 106 Downhill Circle. Rogers, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
6. *Lot 439, Section 3A, 1007 Lakeview Drive. Milbrandt. owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
7. *Lot 170, Section 4A, 101 Northwood Circle. Marchelewski, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
8. *Lot 440, Section 3A, 1009 Lakeview Drive. Might, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*

**FIELD REVIEWS – TREE REMOVAL REQUESTS:**

1. *Lot 041, Section 1, 164 Lake Holiday Road. Tinathan Lewis, owner. Request for approval of plans to remove two (2) trees dead and diseased. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 8/2/2022. Permit # 222*
2. *Lot 052, Section 4A, 104 Hilltop Court. James Jircitano, owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 8/2/2022. Permit # 223*
3. *Lot 545, Section 3A, 1101 Lakeview Drive. Palffy, owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 8/2/2022. Permit # 224*
4. *Lot 110, Section 1, 103 Carolyn Drive. Evans, owner. Request for approval of plans to remove ten (10) trees crowding, impacting, leaning, dead, diseased and location. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 8/12/2022. Permit # 225*
5. *Lot 095, Section 4A, 238 Greenbriar Circle. Friton III, owner. Request for approval of plans to remove five (5) trees dead and diseased. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 8/12/2022. Permit # 226*
6. *Lot 405 & 406, Section 2, 210 Overlook Drive. Fuerst, owner. Request for approval of plans to remove eight (8) trees dead, diseased, location and in the drainage. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 8/12/2022. Permit # 227*
7. *Lot 147, Section 1, 217 Lakeview Drive. Foltz Family. Owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 8/12/2022. Permit # 228*

**18 JULY 2022 MEETING  
MINUTES**

**ATTENDEES:**

Tim Kost, Architectural Committee Chair  
Ed Noble, Architectural Committee Vice-Chair and BOD Liaison  
Robert Middleton, Architectural Committee Member  
Bill Ekberg, Architectural Committee Member  
Richard Schoppet, Architectural Committee Member  
Richard Traczyk, Architectural Committee Member

**NOT IN ATTENDANCE:**

Dennis Root, Association Member  
Bob & Paula Becker, Association Members  
Pat Majewski, Association Member & BOD President  
Claudio Zaccur, Association Member  
Dennis McFaden, Members Guest

**MINUTES** – Review of the June 20, 2022, meeting minutes. Minutes were approved as submitted.

**NEEDS DISCUSSION:**

1. Lot 1256, Section A1, Lake Holiday Road. Claudio Zaccur owner. Wanting to get his conformance bond back from his approved new construction. Will get the committee a written request for relief.

**FIELD REVIEW – NEW CONSTRUCTION FINIAL INSPECTION:**

1. *Lot 027, Section 1B, 103 Lake Shore Drive. Marcel & Linda Courtillet, owners. Final inspection in response to notice of completion. Inspection performed by Tim Kost and Richard Traczyk. No discrepancies identified.*

**FIELD REVIEW-ATTACHED GARAGE EXTENSION:**

1. Lot 072, Section 4A, 1315 Lakeview Drive. Dennis & JoAnn Root, owners. Requesting to get an extension on the already approved garage back in January it is expiring on 7/25/2022. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit # 214 was issued on 7/20/2022.

**FIELD REVIEW- EXTERIOR CHANGES:**

1. Lot 067, Section 2, 103 Masters Drive. Jeff & Robin Casey, owners. Request for approval of plans to paint the shutters (bolero) red. Asking the Committee for early approval cause of contractors scheduling. Reviewed by Tim Kost and Richard Traczyk. Got early approval through emails and permit issued on 7/6/2022. Permit # 211.
2. Lot 1153, Section 7, 706 Masters Drive. Gregg & Ann Schaefer, owners. Request for approval of plans to paint the front door and the shutters Shenandoah color (greenish teal). 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 was issued on 7/20/2022.

**FIELD REVIEWS – FENCING:**

1. Lot 027, Section 5A, 111 Downhill Circle. Laura Owen, owner. Request for approval of plans to install a 2' high decorative split rail fence all natural in color. 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 # 216 was issued on 7/20/2022.

**FIELD REVIEWS- DOCKS**

1. Lot 1235, Section 5B, 124 Waterside Lane. Joshua Catlett, owner. Request for approval of plans to add a boat lift to the right side of our already existing dock. The total area will be 144 square feet, extending 15' into the lake from the shoreline and anchoring to the shoreline with stainless steel cable. 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 #217 was issued on 7/20/2022.

**FIELD REVIEWS- DECKS, PATIO, AND PORCH:**

1. Lot 571, Section 10, 1007 W. Masters Drive. Shana Keith, owner. Request for approval of plans to attach a 19' X 20' screened in porch and a 12' X 13, Trex deck with 4' landing down 10 stair steps to the ground. Wood railing will be stained white with black aluminum balusters and a Havana gold decking cocktail rail. All materials will match 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 # 218 was issued on 7/20/2022

### **FIELD REVIEW – SOLAR PANELS:**

1. Lot 556, section 10, 112 Green Drive. Jimajima Aarami, owner. Request for approval of plans to 20 additional solar panel to the home 18 on the rear roof and 2 above the garage. 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 # 219 was issued on 7/20/2022.
2. Lot 1243, Section 5B, 108 Waterside Lane. Heather Haldeman, owner. Requesting for approval of plans to install 20 solar panels on the home. They will be on the side of the roof facing Waterside Lane. 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 # 220 was issued on 7/20/2022.

### **FIELD REVIEWS-RESALES:**

1. Lot 504, Section 3A, 1100 Lakeview Drive. Gallagher, owner. Resale inspection performed by Tim Kost and Richard Traczyk. No discrepancies noted.
2. Lot 057, Section 1, 120 Greenwood Court. DeGraw, owner. Resale inspection performed by Tim Kost and Richard Traczyk. No discrepancies noted.
3. Lot 380, Section 2, 700 Lakeview Drive. Hardy, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.
4. Lot 184, Section 2, 326 Masters Drive. Capozzella, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted. (RUSH)
5. Lot 152, Section 4A, 211 Dogwood Drive. Hutchinson, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.

### **REVIEWS – TREE REMOVAL REQUESTS:**

1. Lot 248, Section 2, 413 Masters Drive. James, owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost and Richard Traczyk. Approved and permit issued on 7/6/2022. Permit # 208
2. Lot 012, Section 4B, 507 Northwood Circle. Adams, owner. Request for approval of plans to remove seven (7) trees location, dead, and diseased. Reviewed by Tim Kost and Richard Traczyk. Approved and permit issued on 7/6/2022. Permit # 209
3. Lot 106, Section 1, 111 Carolyn Drive. Greenwell, owner. Request for approval of plans to remove two (2) trees crowding and diseased. Reviewed by Tim Kost and Richard Traczyk. Approved and permit issued on 7/6/2022. Permit # 210
4. Lot 216, Section 4A, 412 Northwood Circle. Thomas, owner. Request for approval of plans to remove seventeen (17) trees crowding, dead, diseased, and location. Reviewed by Tim Kost and Ed Noble. Approved and permit issued 7/13/2022. Permit # 212
5. Lot 253, Section 2, 403 Masters Drive. Desmond, owner. Request for approval of plans to remove two (2) trees location. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 7/13/2022. Permit # 213.

## 19 SEPTEMBER 2022 MEETING MINUTES

### ATTENDEES:

Tim Kost, Architectural Committee Chair  
Ed Noble, Architectural Committee Vice-Chair and BOD Liaison  
Richard Schoppet, Architectural Committee Member  
Richard Traczyk, Architectural Committee Member  
Bill Ekberg, Architectural Committee Member  
Mary K. Magee, Association Members  
Brian & Cheryl Marchelewski, Association Members  
Robert Espinar, Association Members  
Julie Espinar, Association Member

### NOT IN ATTENDANCE:

Robert Middleton, Architectural Committee Member

**MINUTES** – Review of the August 15, 2022, meeting minutes. Minutes were approved as submitted.

### NEED DISCUSSION:

1. Lot 080, Section 4A, 208 Greenbrier Circle. Brian Marchelewski, owner. Discussing the cancellation of building approval and the revocation of the associated bond. Committee agreed to hold in abeyance till March 1, 2023. New permit issued on 9/26/2022. Permit # 258

### FIELD REVIEW – NEW CONSTRUCTION EXTENSION:

1. Lot 188, Section 5A, 515 Sleigh Drive. Silvia Traver, owner. Requesting an extension on new construction permit # 266 that is expiring on 10/19/2022. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. New permit issued on 9/26/2022. Permit # 259

**FIELD REVIEW- PAVING:**

1. Lot 092, Section 4A, 232 Greenbriar Circle. Franisco Machado, owner. Request for approval of plans to asphalt the already existing gravel driveway. 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 # 260 was issued on 9/26/2022.
2. Lot 195, Section 4A, 533 Northwood Circle. Mary Katherine Magee, owner. Request for approval of plans to widen the driveway another 6' then add all new gravel. 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 # 261 was issued on 9/26/2022.
3. Lot 013, Section 1B, 124 Lake Shore Drive. Kevin Malick, owner. Request for approval of plans to add another asphalt driveway and a 45' long 5' high retaining wall using landscaping block. Reviewed by Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. With any required FC regulation and the also the pending final sale. Permit # 262 was issued on 9/26/2022.
4. Lot 152, Section 2, 224 Sunset Circle. Kim/Tim Spittler, owners. Request for approval of plans to put in a crush and run driveway on the right side of the property. 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 # 263 was issued on 9/26/2022.

**FIELD REVIEWS – EXTERIOR CHANGES:**

1. Lot 126, Section 5A, 707 S. Lakeview Drive. Jose Saul Tijerina, owner. Request for approval of plans to install a storm door to the front of the home its all glass with a white frame. 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 # 264 was issued on 9/26/2022.

**FIELD REVIEWS- DECKS, PATIO, AND PORCH:**

1. Lot 1153, Section 7, 706 Masters Drive. Gregg Schaefer, owner. Request for approval of plans to stain the deck to a Richmond Bisque (tan). 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 # 265 was issued on 9/26/2022.
2. Lot 1165, Section 7, 114 Colonial Drive. Michael Cloutier, owner. Request for approval of plans to add 16' X 6' concrete patio (slab) behind the house. 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 # 266 was issued on 9/26/2022.

### **FIELD REVIEWS-DOCKS:**

1. Lot 093, Section 1, 217 Sunset Circle. Michael Toman and Toi Carter, owners. Request for approval of plans to replace the old dock and deck with 256 square feet without the stairs. The dock will be fixed, no flotation being used it will extend 20' on the right and 16' on the left into the lake. Will have timber teck polymer top boards. 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 # 267 was issued on 9/26/2022.

### **FIELD REVIEWS-RESALES:**

1. Lot 013, Section 4A, 1233 Lakeview Drive. Callahan, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.
2. Lot 079, Section 4A, 206 Greenbriar Circle. Oliver, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.
3. Lot 566, Section 10, 208 Woods Drive. Hudgins, owner. Resale inspection performed by Ed Noble and Tim Kost. No discrepancies note.
4. Lot 014, Section 1B, 126 Lake Shore Drive. Cherry, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.
5. Lot 004, Section 1, 203 Lake Holiday Road. Rogers, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.
6. Lot 061, Section 8A, 321 Laurel Drive. Christian, owner. Resale inspection performed by Tim Kost. No discrepancies noted.
7. Lot 199, Section 4A, 400 Northwood Circle. Dougherty & Powell, owners. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted. No discrepancies noted.

### **FIELD REVIEWS – TREE REMOVAL REQUESTS:**

1. Lot 012, Section 8A, 310 Laurel Drive. McKinney, owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost. Approved and permit issued on 8/25/2022. Permit # 244
2. Lot 487, Section 3A, 1066 Lakeview Drive. Sullivan, owner. Request for approval of plans to remove three (3) trees leaning, location, dead and diseased. Reviewed by Tim Kost. Approved and permit issued on 8/25/2022. Permit # 245
3. Lot 486, Section 3A, 1064 Lakeview Drive. Brown, owner. Request for approval of plans to remove two (2) trees crowding, dead and diseased. Reviewed by Tim Kost. Approved and permit issued on 8/25/2022. Permit # 246
4. Lot 384, Section 2, 109 Overlook Drive. Cardinale, owner. Request for approval of plans to remove ten (10) trees crowding, impacting, leaning, dead, diseased, and location. Reviewed by Tim Kost. Approved and permit issued on 8/25/2022. Permit # 247
5. Lot 135, Section 1, 101 Sycamore Place. Brown, owner. Request for approval of plans to remove four (4) trees dead and diseased. Reviewed by Tim Kost. Approved and permit issued on 8/25/2022. Permit # 248

6. *Lot 042, Section 4A, 1246 Lakeview Drive. Hambrick, owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost. Approved and permit issued on 8/25/2022. Permit # 249*
7. *Lot 551, Section 3A, 1117 Lakeview Drive. Newman, owner. Request for approval of plans to remove one (1) tree crowding, dead, and diseased. Reviewed by Tim Kost. Approved and permit issued on 8/30/2022. Permit # 250*
8. *Lot 004, Section 1B, 106 Lake Shore Drive. Eckles, owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 9/7/2022. Permit # 251*
9. *Lot 051, Section 4A, 100 Hilltop Court. Swaim, owner. Request for approval of plans to remove two (2) trees impacting, dead, and diseased. Reviewed by Tim Kost. Approved and permit issued on 9/9/2022. Permit # 256*
10. *Lot 103, Section 4A, 229 Greenbriar Circle. Aurell, owner. Request for approval of plans to remove one (1) tree impacting. Reviewed by Tim Kost. Approved and permit issued on 9/9/2022. Permit # 254*
11. *Lot 293, Section 2, 100 Masters Drive. Vance, owner. Request for approval on plans to remove one (1) tree dead, diseased, and location. Reviewed by Tim Kost. Approved and permit issued on 9/9/2022. Permit # 252*
12. *Lot 363, Section 2, 101 Point Place. Buermeyer, owner. Request for approval of plans to remove six (6) trees crowding, leaning, dead, and diseased. Reviewed by Tim Kost. Approved and permit issued on 9/9/2022. Permit # 253*
13. *Lot 011, Section 8A, 308 Laurel Drive. Kelly, owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost. Approved and permit issued on 9/9/2022. Permit # 255*
14. *Lot 152, Section 2, 224 Sunset Circle. Spittler, owner. Request for approval of plans to remove forty-five (45) trees lot clearing for future home construction. Reviewed by Tim Kost and Ed Noble. Approved*
15. *Lot 226, Section 4A, 108 Redbud Circle. Wisley, owner. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 9/15/2022. Permit # 257*

#### **FIELD REVIEWS- BRUSH/TREE REMOVAL FROM COMMON AREA:**

1. *Lot 1253, Section 1A, 132 Lake Holiday Road. Jarvis, owner. Request for approval to remove one (1) tree that has fallen on the common area. Reviewed by Tim Kost. Approved.*
2. *Lot 306, Section 2, 239 Sunset Circle. Becker, owner. Request for approval to remove fallen tree from the common area for charity. Reviewed by the Committee. Approved.*

## **Buildings, Grounds and Safety Advisory Committee Minutes of October 10, 2022**

Members in Attendance: Tammy Bollman, Frances Coates, Jim Coates, Karen Gahr, Phil McAllister, Bob Middleton, Rita Nieman, Diane Noble, Jim Pitzvada and Dustin Terry

Absent: Mary Lewia, Pat Majewski, Cathy Melcher, Darrell Melcher (Liaison), Don Myers, Charles Nieman, Lee Schumer

With a quorum established, the meeting was called to order at 10:00 am.

### **Open Forum**

- James Coates spoke about a board member's inappropriate comments about the committee. Apparently, we're not doing enough.
  - How can the committee achieve a start and finish of projects if the projects don't go through the committee, such as the landscaping contract. The committee should have been included from the beginning but not..
  - A motion was made and approved to invite the Board members to one of our meeting,
- The minutes for the September 12 meeting was approved.

### **Old Business**

- Diane gave a brief history of the tables and chairs in the greatroom. We have approximately 225 chairs. With new carpeting being installed, she felt it was time to recheck the chairs and a first-time check of the new white tables.
  - Over a period of time, many of the chair leg caps (white or blacks tabs at the bottom of each leg) have come off. The chairs without tabs will tear up the carpet. The chairs were last checked about a year ago.
  - The gray round tables were checked. One missing tab was found and two other legs need caps.
  - There are approximately 8 white tables with missing legs caps and missing or sprung clasps. The clasps hold the legs in place with folded up.
  - The downstairs tables and chairs were checked.
  - The tables are so old that replacement caps are not available. We have to come up with an acceptable replacement.
  - All the chairs were checked and missing caps replaced.
  - The office has been notified of the white table issue and are working to buy replacements.
  - The chairs were purchased around 2007. While the fabric is in good shape, the surrounding metal is scratched. Repainting the metal is not a good idea based on cost, etc.
  - The committee should plan on replacing the chairs in a year or two. There should be money in replacement reserve to cover the cost. Further research is required

- Phil asked if the Committee was interest in one big project with several smaller or one Major project.

**New Business**

- Phil asked if the Committee was interest in one big project with several smaller or one Major project.
- The older trails need maintenance. Those do have trail makers
- The Committee discussed additional lighting under the deck for those who use the gym. Motion lights were suggested. Bob is checking on an LED light poles and associated cost.
- The older trails need maintenance. Those do have trail makers
- A head count was done to determine each member’s preference for the 3 top issues. A summary is below:

* Trails	9
* Speeding	3
* Evacuation Route The current route needs improvement and an overall community evacuation plan established.	3
* Clubhouse Parking	2
* Sand	1
* Handicap Parking	1
* Clubhouse	1
* Guest Use	1
* Boat RV Storage	1
* Beaches	1
* Gym	1

Due to meeting time being changed to 7 pm, this was Phil’s last meeting. He will be missed

**Meeting adjourned at 11:40 am. The next meeting is November 14 at 7 pm.**

Compliance Committee  
Mediator Panel Hearing Summary

**Summary of Mediator Panel Hearing Determination**  
**September 14, 2022**

Panel Members: Chris Sypher, Butch Nesbit, Kim Brodden, James Pitzvada, Steve Herring  
Chair: Karen Taylor  
BOD Liaison: Mary Lewia

<b>Hearing Number</b>	<b>Report Time</b>	<b>Name Property Address Section and Lot Compliance Committee File No.</b>	<b>Violation/Infraction</b>	<b>Mediator Panel Determination</b>
1	7:00	Bikram Singh-(Whitt) 401 S. Lakeview Drive 5A/105D #22-249	<b>Speeding (40mph) on Masters Drive on 7/29/2022.</b>	<b>Prepaid \$50.00 dollars.</b>
2	7:00	Donna Barnett 514 Lakeview Drive 2/291D #22-250	<b>Speeding (37mph) on Masters Drive on 7/29/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
3	7:00	David & Dana Heath-(Ham) 616 Lakeview Drive 2/342B #22-251	<b>Speeding (37mph) on Masters Drive on 7/29/2022.</b>	<b>Prepaid \$50.00 dollars.</b>
4	7:00	Ronald & Beverly Longhofer- (Gore/Zlatkow) 109 Masters Drive 2/264BT #22-252	<b>Speeding (38mph) on Masters Drive on 7/30/2022.</b>	<b>Prepaid \$40.00 dollars.</b>

Compliance Committee  
Mediator Panel Hearing Summary

5	7:00	Karen Davis et al 104 Sycamore Place 1/126E #22-253	<b>Speeding (37mph) on Masters Drive on 7/30/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
6	7:00	Peter Arnold 111 Masters Drive 2/263D #22-254	<b>Speeding (36mph) on Masters Drive on 7/31/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
7	7:00	Joshua Case 211 Sunset Circle 1/096B #22-255	<b>Speeding (36mph) on Masters Drive on 7/31/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
8	7:00	Eric & Nancy Buchanan 233 Lakeview Drive 1/139A #22-256	<b>Speeding (42mph) on Masters Drive on 7/31/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
9	7:00	Alexander Manzo 605 Lakeview Drive 2/236F #22-257	<b>Speeding (37mph) on Masters Drive on 7/31/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
10	7:00	Cynthia Patterson-(Lumsden) 201 Overlook Drive 2/414B #22-258	<b>Speeding (37mph) on Masters Drive on 7/31/2022</b>	<b>Prepaid \$40.00 dollars.</b>

Compliance Committee  
Mediator Panel Hearing Summary

11	7:00	Matthew Hahn 200 Sunset Circle 1/086C #22-259	<b>Speeding (36mph) on Masters Drive on 7/31/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
12	7:00	Kristopher Roache 231 Lakeview Drive 1/140B1 #22-260	<b>Speeding (36mph) on Masters Drive on 7/31/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
13	7:00	Lee Schumer 100 Putter Place 2/173B #22-261	<b>Speeding (39mph) on Masters Drive on 8/1/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
14	7:00	William Jackson-(Callan) 305 Overlook Drive 2/423A #22-262	<b>Speeding (39mph) on Masters Drive on 8/1/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
15	7:00	Brandi Jenkins-(Rosal) 326 Overlook Drive 2/389C #22-263	<b>Speeding (37mph) on Masters Drive on 8/2/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
16	7:00	Bill & Suzanne Quirk 102 Carolyn Drive 1/101B #22-264	<b>Speeding (36mph) on Masters Drive on 8/2/2022.</b>	<b>Prepaid \$40.00 dollars.</b>

Compliance Committee  
Mediator Panel Hearing Summary

17	7:00	Brenda Lamp 111 Sunset Circle 1/115B #22-265	<b>Speeding (37mph) on Masters Drive on 8/2/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied. Paid 40.00 + 10.00</b>
18	7:00	Michael & Jeanette Townsend 251 Sunset Circle 1/094A #22-266	<b>Speeding (38mph) on Masters Drive on 8/3/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
19	7:00	Jerry Adame –(Darlin) 112 Sunset Circle 1/083AT2 #22-267	<b>Speeding (40mph) on Masters Drive on 8/3/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
20	7:00	Brenda Lamp-(Washington) 111 Sunset Circle 1/115B #22-268	<b>Speeding (37mph) on Masters Drive on 8/4/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
21	7:00	Ronald & Beverly Longhofer- (Gore) 109 Masters Drive 2/264BT #22-269	<b>Speeding (36mph) on Masters Drive on 8/4/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
22	7:00	Richard & Keryn Geho- (Graubard) 302 Lakeview Drive 1/070A #22-270	<b>Speeding (39) on Masters Drive on 8/4/2022.</b>	<b>Prepaid \$40.00 dollars.</b>

Compliance Committee  
Mediator Panel Hearing Summary

23	7:00	Michael & Patricia Nolan – (Nolan) 102 Knoll Court 2/426D #22-271	<b>Speeding (41mph) on Masters Drive on 8/4/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
24	7:00	Matthew Hahn 200 Sunset Circle 1/086C #22-272	<b>Speeding (37mph) on Masters Drive on 8/5/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
25	7:00	Christopher & Sheryl Anderson 223 Sunset Circle 2/298B #22-273	<b>Speeding (36mph) on Masters Drive on 8/5/2022.</b>	<b>Prepaid \$50.00 dollars.</b>
26	7:00	Michael & Patricia Nolan – (Nolan) 102 Knoll Court 2/426D #22-274	<b>Speeding (37mph) on Masters Drive on 8/6/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
27	7:00	Stanley & Sheryl Finneyfrock 106 Sunset Circle 1/080B #22-275	<b>Speeding (37mph) on Masters Drive on 8/6/2022.</b>	<b>Prepaid \$50.00 dollars.</b>
28	7:00	Kris Tierney 330 Overlook Drive 2/387A #22-276	<b>Speeding (38mph) on Masters Drive on 8/6/2022.</b>	<b>Prepaid \$40.00 dollars.</b>

Compliance Committee  
Mediator Panel Hearing Summary

29	7:00	Kris Tierney-(Alsberry) 330 Overlook Drive 2/387A #22-277	<b>Speeding (47mph) on Masters Drive on 8/6/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
30	7:00	Alexander Manzo 605 Lakeview Drive 2/326F #22-278	<b>Speeding (37mph) on Masters Drive on 8/7/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
31	7:00	Mark Crate-(Brown) 407 Sunset Circle 2/276B #22-279	<b>Speeding (37mph) on Masters Drive on 8/7/2022.</b>	<b>Speed Cam Citation Did attend the meeting. \$50.00 assessment levied.</b>
32	7:00	Donna Barnett 514 Lakeview Drive 2/291D #22-280	<b>Speeding (37mph) on Masters Drive on 8/8/2022.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
33	7:00	Ginger & Matthew Hardy- (Kocher) 700 Lakeview Drive 2/380B #22-281	<b>Speeding (36mph) on Masters Drive on 8/8/2022.</b>	<b>Prepaid \$50.00 dollars.</b>
34	7:00	Bill & Suzanne Quirk 102 Carolyn Drive 1/101B #22-282	<b>Speeding (39mph) on Masters Drive on 8/8/2022.</b>	<b>Prepaid \$40.00 dollars.</b>

Compliance Committee  
Mediator Panel Hearing Summary

35	7:00	Jeffrey Bamberg & Maureen Walsh-(Bamberg) 303 Overlook Drive 2/424CT #22-283	<b>Speeding (37mph) on Masters Drive on 8/9/2022.</b>	<b>Prepaid \$50.00 dollars.</b>
36	7:00	John & Laetitia Schoeman 606 Lakeview Drive 2/337B #22-284	<b>Speeding (37mph) on Masters Drive on 8/9/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
37	7:00	Michael & Jeanette Townsend 215 Sunset Circle 1/094A #22-285	<b>Speeding (36mph) on Masters Drive on 8/10/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
38	7:00	Michael & Kathleen Ressler 209 Sunset Circle 1/097B #22-286	<b>Speeding (39mph) on Masters Drive on 8/10/2022.</b>	<b>Prepaid \$40.00 dollars.</b>
39	7:00	Charlotte Whitacre 104 Quail Court 2/280C #22-287	<b>Speeding (38) on Masters Drive on 8/10/2022.</b>	<b>Prepaid \$50.00 dollars.</b>
40	7:00	Youssef & Jessica Ouzidane 206 Fairway Circle 2/243D #22-288	<b>On the lake without a current 2022 sticker.</b>	<b>Prepaid \$50.00 dollars.</b>

Compliance Committee  
Mediator Panel Hearing Summary

41	7:00	Stephanie Levenson 1239 Lakeview Drive 4A/016B #22-289	<b>Operating an off-road vehicle (ATV).</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
42	7:00	Tammy Fauver 215 Fairway Circle 2/222B #22-290	<b>Operating an off-road vehicle (ATV).</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>
43	7:00	Stephen Noggle-(Reynolds) 1257 Lakeview Drive 4A/025CT1 #22-291	<b>Parked in the roadway.</b>	<b>Prepaid \$50.00 dollars.</b>
44	7:00	William & Angela Riley 706 S. Lakeview Drive 5A/134F #22-292	<b>Boat &amp; trailer parked along the roadway.</b>	<b>Speed Cam Citation Did not attend the meeting. \$50.00 assessment levied.</b>

**Lake Holiday Country Club, Inc.**  
**Finance Committee Meeting Minutes**  
**Tuesday, October 18, 2022 6:30PM**

**Chair:** Ed Noble

**Members:** Jim Coates, John Martel, Pat Majewski, Butch Nesbit, Jarret Tomalesky, Helen Carter, Darrell Melcher, Richard Traczyk, Charles Nieman

- **Establish Quorum – All present**
- **Call to Order 6:30 PM**
- **Approval of Agenda Approved**
- **Open Forum: None**

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**Agenda:**

- Reviewed September financials
- Discussed General (Undesignated) Funds
- Next meeting November 15, 2022
  - Organizational meeting
  - Keep same date and time

Meeting adjourned at 7:25 PM

## **Master Planning Committee Minutes**

**October 19, 2022**

Meeting Called to Order at 7 pm.

There was a Quorum (9).

Members present: Cathy Melcher (Chair), Pat Majewski (Secretary), C. Barker, D. Charles, C. Fiol, B. Hardgrave, J. Martel, D. Melcher, R. Middleton, J. Royo, D. Terry, R. Traczyk,

New members: T. Bollman, J. Espinar, J. Katora

Excused absences: M&M Bradshaw, B. Harrington

Absent: C. Anderson, N. Thompson

Guests: F. Coates, C. Nieman, J. Stover

### **Agenda Approved**

**Minutes from Aug 3, 2022 approved.**

### **Old Business:**

#### **2022 Member Survey Results**

- Team: B. Hardgrave, Mic. Bradshaw, B. Harrington, D. Buermeyer, C. Melcher, and J. Stover
  - Aug. 23 – Kevin Wharton briefed the LHCC board (link to YouTube recording [here](#))
  - Aug. 27 – Sent list of members/tenants interested in joining various committees + providing Ad Hoc project support to Committee Chairs
  - Sept. 1 – Link to briefing and gift card recipient published in LHCC newsletter
  - Sept. 19 – Final executive summary and community input sorted by category
  - Sept. 21 – Survey findings; lessons-learned; and action plan request to Committees
  - Sept. 27 – Final report provided to the LHCC board at regular board meeting
  - Sept. 28 – Link to Executive Summary on website and newsletter blurb with link
  - Sept. TBD – Email with sorted comments to Committee Chairs and Board Liaisons for review and action planning
  - Oct. – Results and Key Takeaways provided at the Annual Meeting

- ~Nov. – MPC to use survey responses to update the LHCC Master Plan
- **Lessons learned**
  - The process involved in getting a clean email list is difficult
  - Graphs and charts created by Whorton were very helpful
  - There were three confusing questions
  - Should have specified “lot owners” instead of “not residents”
  - Lot owners did not care much about access to Beach I
  - Those who took survey in July, after July 3<sup>rd</sup> activities, noticed more access to Beach I problems
  - Possible question for future survey: what is your experience with POA? Have you lived in a POA before?
  - What attracted you to Lake Holiday?
  - Highest rated CIP needs: #1 place to park at Beach I; #2 walking trails
  - Long range projects: #1 trail around lake; #2 building that covers courts with space for rooms above it
- **Comments**
  - Better routes of communication and more about “issues facing the community” - such as strategic plans, important updates and history
  - Would like speakers/lectures on various topics by residents and outside experts
  - Unhappy with present trash facility, asking for it to be paved

## **2022, 2023 CIP Budget**

- Aug. 23 – Board approved the transfer of \$250K of undesignated funds to CIP to fund majority of priority CIP projects (because high priority projects are fully-funded, there will be no additional 2023 CIP-funding set-aside); able to complete most projects due to setting higher NTE estimates so there should be funds left over to distribute to other projects if needed.
- CIP Budget for 2024 and beyond to be developed based on items that will be proposed by committees by a CIP project call from MPC in Feb/March and if projects approved by the BOD. Committees then research and develop details of projects and funding estimates which are presented to Finance C for funding approval. These projects then become part of the 2024 budget to be approved by BOD.

## **Update on 2022 Projects**

- **Beach II Erosion Control**
- Discovered after storms this summer that engineered storm water management was not sufficient. Additional work was performed by Keystone to improve drainage.

- Additional drainage to be added under playground to capture water draining off road on that side of beach.
  - Permanent rock sea wall or jetty (groin) needed to prevent sand from eroding off beach and wave action moving sand up cove. Jetty better option due to allowing normal beach access and less expensive. However, requires US Corps of Engineer approval and permit.
  - Jetty and cost of \$30k approved by BOD in Sept 2022
  - **Marina repairs**
  - Delay in start due to additional engineering work required by Hazelett; plan is to have an engineer certify final design (part of cost of project)
  - Should begin around Nov 1<sup>st</sup> with arrival of Waterfront Contracting, barge, equipment
  - Lakeside to add additional landing to gangway with rollers and floats
  - **Beach I parking project**
  - Site plan completed and next step to get land disturbance permit from county; this is on hold until enough funds accumulate to go forward; estimate from contractor that entire project (including asphalt) will cost \$450k
  - **Playground Equipment**
  - Installation mid- November at beach one and country club park
- **Clubhouse Refresh** (ceiling down approach) – BG&SA Committee Task Team consists of: D. Terry, C. Melcher, M. Lewia, J. Pitzvada, R. Nieman, C. Nieman, R. Middleton, and P. Majewski
    - **Sept. 19-Oct. 13** – Clubhouse rentals on-hold to complete refresh (Nov. is back-up)
    - Sept. 19-24 – Patching/painting of Great Room by Keystone Builders, LLC.
    - Sept. 26-Oct. 5 – Acoustic Panels installed by Acoustical Solutions
    - Sept. 26-Oct. 5 – Patching/painting of remainder of Clubhouse
    - Oct. 6-13 – Linen Floor Tiles and LVP installed by The Floor Shop
    - Oct. 17-TBD – Batik Floor Tiles installed in Great Room and two offices

**Technology Updates:**

- **Back-Office/Gate Entry + Security/Member-facing:**
  - Website firewall; Business processes and workflows; Customer Relationship Management (CRM) and Help Desk solutions; Online Forms; RFP in BOD book at organizational meeting for website manger to help with member facing tools and improve footprint of website; in future hope to initiate QuickBooks integration and upgrade working with our accounting firm for better web based accounting system
- **Great Room Technologies:**

- Hardware and sound technologies for voice amplification and meeting support; there will be speakers, mixers, and microphones to improve meeting broadcasts
- **Fiberoptic update:**
  - fiber has been completed to clubhouse, waiting for Comcast to complete hook up
- **Gate Entry/Facility Access. Gate Entry/Facility Access:**
  - replacing boards and communication panels for bar codes and key fobs with new web based system for outdated Kantech unsupported system; testing out visitor gate entry systems; a license plate OCR recognition system if added would cost \$5k per year each camera used; suggestion made that add center lane at front gate for invited guests;
- Should look into propane backup generator for clubhouse if electricity goes off

**New Business:**

**Forest Management Task Team –**

- Team members to-date: J. Royo, C. Nieman, J. Pitzvada, F. Coates, (TBD Lake rep);
- Need to hire private forester to come up with forest management plan; deer removal strategies (allowing bow hunting) need to be part of plan; fencing to keep deer out of certain areas of understory so trees allowed to grow required; lots of non-native vegetation in other areas that will require herbicides to remove and allow healthy native trees to grow;

**Master Plan Updates –** Move completed amenities to the LHCC website; and what to keep/add to make the plan more forward-looking and strategic.

Adjourn.

Pat Majewski, Secretary

## **Nominating Committee Meeting Minutes November 9, 2022**

**Members Present:** Mike Bradshaw, Michele Bradshaw, Dave Buermeyer, Tom Demery, Betka Hardgrave

**Members Absent:** Beth Harrington, Chris Anderson

**Guest Present:** Jill Whitacre

### **Matters discussed:**

**Election of Officers:** Mike and Michele Bradshaw elected as Co-Chairs, Tom Demery as Secretary

### **Candidates Forum Lessons Learned and Feedback Discussion:**

1. If we have a large number of candidates, ask questions to only 1-3 candidates and then ask others for additional comments they care to contribute on the question.
2. Having a Timer present was a good idea that worked well
3. Work needs to be done prior to Forum in 2023 to allow questions from the online viewership to be raised.
4. If the lower level room is to be used again, better ingress and egress planning needs to occur.
5. Reduce Candidate opening statements from 3 minutes to 2 minutes
6. Thoroughly cover bylaw and fiduciary responsibilities in Candidate Briefing rather than dwell on them at the Forum.
7. Try to create an opportunity for Candidates to express new ideas and not just limit them to static questions
8. Try to make the Forum more conversational instead of a game show format
9. Only 337 lot owners voted either by paper or electronically. Of the 269 lot owners who signed up for electronic voting, only 182 actually voted electronically. NC needs to try to determine why so many people didn't vote either in person or electronically
10. Dave and Michele will begin a collaboration to present to NC sometime in Q1 2023 proposed By Law change language.
11. NC will draft a newsletter article addressing real or imagined concerns heard after the Annual Meeting regarding election outcomes

### **Follow up with 2022 Candidates**

Consider hosting a small informal reception with those that didn't win to solicit their feedback and to encourage them to remain engaged

**Respectively Submitted:** Tom Demery