

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

Date/Time/Place: 22 Nov 2022; 6:30 pm, Club House Community Room

Directors in Attendance: Elizabeth Hair, Betka Hardgrave, Mary Lewia, Pat Majewski, Cathy Melcher, Darrell Melcher, Charles Nieman, Ed Noble, and Dennis Root.

Absent: Bill Quirk

Invited Attendance: Mike Goodwin, General Manager

Note: Zoom conferencing software was used with posting to You Tube; Judy Schumer provided technical support.

TOPIC:	DISCUSSION:
Agenda Approval	Director Noble moved to accept the agenda as presented. Action: In favor: 9 - 0 (unanimous). Motion carried.
Open Forum	<ul style="list-style-type: none"> • Ian Boyden expressed he vehemently opposes the change suggested in Tab 8, removing the warning and forfeiture of certain rights and privileges of members. He suggested having an open forum meeting for members to attend to provide suggestions on correcting the speeding. • Dorothy Long (Activities Chair) asked to reserve the Clubhouse every 3rd Friday of each month for square dancing or community activities sponsored by the Activities Committee. Jill Whitacre suggested the last Friday of the month since the Clubhouse is not reserved the day before the Sunset Social. <p>Motion: Director D. Melcher moved to reserve the Clubhouse every 3rd Friday of each month for Activities Committee events; and to revisit this reservation in 6 months (June 2023). Action: In favor: 9 - 0 (unanimous). Motion carried.</p> <ul style="list-style-type: none"> • Tina Tomalesky (Shady Paws) requested the Board uphold the verbal agreement for Shady Paws to hold their Santa Paws photo shoot this month. She was informed with the last few days, animals are not allowed in the Clubhouse (a rule that has been in existence for some time but not enforced.) She offered to have it in the Community Room (downstairs), cover the new carpet with plastic film, and to spray for fleas and ticks after the event. <p>Motion: Director Root moved to allow Shady Paws to use the Community Room with offered protective measures taken. Action: In favor: 6; Opposed: 2 (D. Melcher and C. Melcher). Motion carried.</p>
Tab 1 - Approve Board minutes (Director Hair)	Motion: Approve the minutes from the 27 Sep Regular Board and the 25 Oct Organizational Meetings. Action: In favor: 9 - 0 (unanimous). Motion carried.
Tab 2 - President's Report (Director Majewski)	President Majewski spoke about the following (See Board Book for complete report): <ul style="list-style-type: none"> • The marina anchoring system should be complete by the end of

	<p>December. Delays were due to getting engineering certification required by the Lake Holiday Association.</p> <ul style="list-style-type: none"> The Clubhouse parking lot expansion will be expensive (estimated \$450K) and take time to accumulate funds (only ~\$50K in CIP fund). Greenway Engineering have the plans 95% complete. The Association has opted to wait to get County approval due to costs and availability of funds. <p>Motion: Director Lewia moved to form a working group to determine the best solution to the density parking problems at the Clubhouse during holiday events and summer season weekends.</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p> <p>The working group consists of Board members Pat Majewski, Mary Lewia and Dennis Root; Tammy Bolman (BG&SA); and Mike Goodwin (General Manager).</p> <ul style="list-style-type: none"> The security cameras (Mobotix) are aging (~ 8 years old). Directors Root, Hardgrave and Majewski with General Manager Mr. Goodwin offered to facilitate replacement. Director C. Melcher suggested those in the community with expertise in this field should join the working group. <p>Motion: Director C. Melcher moved to replace the security cameras with Replacement Reserve funds.</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p> <ul style="list-style-type: none"> The Board agreed to have Director Majewski and General Manager Mr. Goodwin research acquiring a digital sign (using Undesignated Funds) for the front gate for Association announcements. An Association member, Jon Katora (no connection to any company), has offered to host an LHCC-sponsored educational event for Association members about rooftop PV systems (solar panels). All Association members are invited to attend; date and time to be determined; no vendors will be present nor promoted. <p>Motion: Director D. Melcher moved to approve the event.</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p> <ul style="list-style-type: none"> Directors Nieman, Lewia, and Majewski opted to continue the PRP working group with Director C. Melcher assisting when available.
<p>Tab 3 - General Manager's Report (Mike Goodwin)</p>	<ul style="list-style-type: none"> The trash facility is on schedule to re-open on 1 Dec dependent on re-installation of the compactor. The Association is researching replacing the radar cameras potentially with different cameras to thwart further criminal activity. The installation of fiber optics for internet service in the Clubhouse is complete. The leaf vacuum equipment is still out for repairs; the impeller was discovered damaged and will be replaced for ~\$500. Re-striping of the roadways may be delayed until spring due to the cold temps.

	<ul style="list-style-type: none"> • The playground contractor is on site this week; however, only 2 shipments of 5 have arrived. • Web and email metrics were provided for the Board review; however, is still a work in progress.
Tab 4 - Treasurer's Report (Director Noble)	Director Noble shared the latest stats and stated the Association is still in good standing.
Tab 5 - Committee Minutes	<ul style="list-style-type: none"> • Director Majewski reminded liaisons that committee agendas must be posted 3 days in advance for membership awareness in accordance with the rules. Posting can be on the LH website. • Nominating – Director D. Mecher questioned the following: <ul style="list-style-type: none"> - #4, what is the issue with egress/ingress? Access to the gym during the Candidate's Forum (if held in the Community Room in the future). - #11, verbiage, "real or imagined concerns", what are imagined concerns? Requested the Nominating Committee get back to the Board with an answer. • Architecture <ul style="list-style-type: none"> - Director Majewski identified (in the July mins) the guests who attended are listed as not attending. - Director Lewia questioned in the Aug mins, what the outcome was concerning the \$2K performance bond. It was reimbursed.
Tab 6 – Revised Dog Leash Rules (Director Hair)	<p>Issue: There have been several dog bites in Lake Holiday in recent months. Virginia doesn't have a state law for leashing and leaves the option up to the municipalities.</p> <p>Recommendation: With minor edits, the Compliance Committee approved the changes to PRP 2 concerning leashing of dogs in Lake Holiday common areas and moves for the Board to accept the changes.</p> <p>Motion: Director Majewski moved to approve the dog leash addition with a few additional minor changes from the Board. (The revised document will be sent out to the Board.)</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p>
Tab 7 – Trash Container Rules (Director Majewski)	<p>Issue: A vendor recently started providing trash and recycling pickup; there presently aren't any rules about trash/garbage cans and recycling being left exposed to the community and in/on common areas.</p> <p>Recommendation: Proposal of the following rules: Garbage and trash collected by private companies along the side of the roadways shall be fully enclosed in covered plastic or metal containers. Recyclables shall be fully enclosed in containers. Trash/garbage containers shall not be placed in the common area (within 15 to 20 feet of the roadway) until 8:00pm the night before pickup and must be removed from public view by 8:00 pm the day of pickup. Under no circumstances will garbage/trash containers be permitted to remain in public view at any other time. Trash/garbage containers left in common area (within 15 to 20 feet of the roadway) at any other time</p>

	<p>may cause the lot owner to receive a compliance violation and/or the containers shall be removed entirely. Members and/or employees shall report violations by contacting the LHCC office and providing photos, if available, or any other necessary documentation sufficient to allow the owner to be cited for a compliance violation.</p> <p>Motion: Approve the new trash/garbage container rules to be placed in PRP 9 Waste Management and PRP 2 Common Area Use</p> <p>Action: In favor: 8; Opposed: 1 (Director Noble) Motion carried.</p>
<p>Tab 8 – Resolving Conflicts between PRP 5 and 4 regarding speeding citations (Director C. Melcher)</p>	<p>ISSUE: Earlier this year, the PRP Working Group established to update LHCC PRPs found a discrepancy in the alignment of PRP 4, Compliance and PRP 5, Entry, Road Use and Parking.</p> <p>RECOMMENDATION: The PRP Working Group recommends the following updates:</p> <ul style="list-style-type: none"> – Align PRP 4 to the language in PRP 5, by removing the reference to a warning being issued. – Also, add a sentence regarding actions that may be taken for multiple or egregious compliance and/or safety violations, as follows: PRP 4 (https://lakeholidaycc.org/wp-content/uploads/2021/10/PRP-4-Compliance-V9-2021.08.24.pdf page 6): <ol style="list-style-type: none"> 1. Remove the final two sentences of PRP NO. 4 – COMPLIANCE, SECTION I. DETERMINATION OF CORRECTIVE ACTION, #2. Determinations by the Mediator Panel may be in the form of a warning or an assessment. For traffic violations, one warning may be issued per household within a 12-month period. Any subsequent traffic violations will result in an assessment. 2. Add to PRP NO. 4 – COMPLIANCE, SECTION I. DETERMINATION OF CORRECTIVE ACTION, #4. Multiple or egregious violations may result in the forfeiture of certain rights and privileges, particularly if violations put the safety and welfare of other members or member properties at risk. PRP 5 (https://lakeholidaycc.org/wp-content/uploads/2022/08/PRP-5-Entry-Road-Use-and-ParkingV18-2022.07.22.pdf page 11) - this update will then align to the following language: SECTION G. COURTESY NOTICE AND CITATION NOTICE ISSUANCE 2. A Citation Notice will be issued, in accordance with Lake Holiday Policies, Rules and Procedures, for roadway violations, which includes speeding, failure to follow traffic rules, not observing posted traffic signs, or illegal parking. <p>After discussion, the Board agreed to approve the first recommendation. Since the 12-month period would be difficult to manage (calendar, anniversary date, etc), tabled the second recommendation for further discussion at a future date.</p> <p>MOTION: Update PRP NO. 4 – COMPLIANCE and align with PRP 5 by removing the final two sentences in Section I, paragraph 2.</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p>

<p>Tab 9 – Survey Closure (Director Hardgrave)</p>	<p>ISSUE: Closure of 2022 LCC Survey is not complete without creating an “Action Plan” to respond to priority issues identified by the community. To create this plan, the Board should request that LHCC Management and Committee Chairs present their action plan based on survey feedback at the January 2023 LHCC Board of Directors meeting.</p> <p>RECOMMENDATION: Recommend the LHCC Board of Directors organize a joint session for LHCC Management and all Committees Chairs (except Architectural, Compliance, and Finance) to present an Action plan, milestones, and preliminary budget estimates (if necessary).</p> <p>MOTION: LHCC Board of Directors requested Committees chairs to the 5 January 2023 Committee Chair orientation meeting to present their respective committee’s top three action plans based on the 2022 community survey.</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p>
<p>Tab 10 – Communications to the Board (Director Lewia)</p>	<p>Director Lewia reviewed the open listing of comments/suggestion from the community. The next listing will include outcomes. Director Majewski suggested posting on the LH website.</p>
<p>Tab 11 – Informational Publication of Speeders Follow Up (Director Hair)</p>	<p>Lake Holiday has an issue with people speeding on Lake Holiday roads and the inability to greatly reduce those numbers. At the last Board meeting, a motion was discussed about publishing speed violators in the Newsletter; the Board elected to send the issue to the Compliance Committee for their comment. The Compliance Committee recommends not publishing the names and the Board take no action to do so.</p>
<p>Executive Session for Contractual discussion</p>	<p>Director Noble moved to enter Executive Session at 9 pm. Director Majewski moved to exit Executive Session at 9:23.</p> <p>Motion: Director Hair moved to have Director Majewski and General Manager Mr. Goodwin negotiate a contract with Lakeview Snacks and More for the Lake Holiday snack shop.</p> <p>Action: In favor: 9 - 0 (unanimous). Motion carried.</p>
<p>Adjournment / Announcements</p>	<ul style="list-style-type: none"> ➤ Happy Holidays! ➤ Dec 4 is the Holiday Potluck at the Clubhouse for membership. ➤ New Year’s Eve party starts at 8 and ends at midnight. ➤ The December Board meeting was cancelled (voted in the Oct Board meeting.) ➤ The next regular Board meeting will be 24 Jan 2023 ➤ Meeting adjourned at 9:25 pm.

Respectfully Submitted,
Elizabeth Hair, Board Secretary