

**Minutes from LFA Board Meeting 2-23-17
at Ellen's House**

In Attendance: Russ, Jac, Chris, Clark, Evan, Daniel, John, Ellen
Guest-Angela Hill-prospective board member

Jac opened the meeting. As the first order of business, the January Minutes were approved.

Dredging-John:

- The dredging started today and Andy hopes to be done on Sat.
- Daniel, John, Clark and Evan helped dig out the area to make way for the equipment.
- The plug goes in March 5th.
- The side creeks were inspected and they look ok.
- The weather is cooperating.

Dam-Clark:

- Weep holes on the upside of dam need to be patched with hydraulic cement while the water is low.
- It was agreed to keep the water level such that it complies with the notices sent.

Associate Membership-Clark:

- There are 20 on the waiting list.
- We will discuss increasing the number of associate members at March meeting when Audrey can provide input.

Real Estate Report-Russ:

- Very little current activity.
- Three houses are on the market; one sale is pending. 1900 S, Lakeshore sold for \$385,000.

Boat Racks:

- The space was cleared for a new boat/paddle board rack with 10 slots
- We need to repair one rack.
- We now have the Waiting List of about 10
- Boat racks don't convey but the board approved one special circumstance for a daughter who bought her parents' house.

Dues Invoices-Jac:

- Jac will write the 2017 dues announcement letter, get labels and invoices from Karen, and distribute packs to be stuffed and mailed.
- Volunteers - John, Chris, Evan, Ellen

Finance Cte.-Russ:

- Russ distributed a document summary of recommendations for the inception of the committee.
- There will no more than 5 members on the finance committee to include two from the Board and 3 from the general membership.
- Carolyn Falletta will be asked to conduct/manage a continuation of the audit begun in 2010.

Park-Jac, John, Evan:

- The Canopy re-location is tbd and will be tabled until the board can meet in the park to discuss on site.
- It requires 10 people to put up/take down/move.
- John moved we get a landscape designer to create a plan- that would include a recommendation of where to place the pavilion. Jac to take the lead on this.

LFA Social-Jac;

- Tentatively set for May 7th; Probably 5-7pm
- Audrey will take care of organizing, hiring staff etc.

Stream Repair Workshop-Ellen:

- Ellen attended the Town workshop.
- She will explore setting one up for LFA members.

Strategic Financial Review/Long Term Issues:

- Jac-distributed a document projecting revenue and accumulation of reserve funding. In the last six years, we have averaged over \$40,000 in net income annually.
- It would be best to dredge the forebay every 4 years. It's eight years since the last one.
- On this 4 year schedule, prudent budgeting would be approximately \$300k for the next 16 years.
- LFA is in good shape financially. We currently have over \$550,000 in our accounts – more than enough for seven forebay dredgings without any more income.
- While dues will be kept the same for now, Russ will collect information from other HOA's for further examination and discussion.

New Web Site-Jac:

- Egor has been doing a great job.
- We will need more maintenance initially.
- We will switch from Ed Neely to Egor. Jac proposed we pay Egor or other website specialists \$25/hr instead of Ed Neely's \$50/hr. to do our maintenance. Approved.

Spring General Meeting-To Vote on the ByLaws Change

- The key issue that needs to be changed is the conveyance policy which lawyers have told us would not be sustained in court.
- We will try to get the folks who created the conveyance policy to ok the new policy approved by the board i.e. Require the assessment of \$1250 assessment to be paid.
- Ask Emily Moseley to meet with members to explain in advance of the Spring meeting.

New Business:

-Info Update on Lake Ellen: They have 240 members, their dues are \$40 a yr and only 40 people pay. \$320-350k is the estimate from Jewell to fix Lake Ellen

Currently Lake Ellen is empty and remains thus so. The town is considering whether they can provide some help.

-We received a letter from John Graham regarding his view that the park is getting cluttered. The landscape plan in development will address this issue. Jac to get 2-3 professional consultations. (Send landscape referrals to Jac.)

Additional considerations and decisions for park improvements:

-We will use up the mulch.

-John will move forward to develop a plan to get the wifi installed before the season.

-We will wait on the cameras.

-The board agreed to fix up the park bathroom and add a rinse off shower and water fountain outside. Audrey to be involved. A budget will be put together for final approval. The install should be before or early in the season.

-While the lake is lowered, we will spread additional sand.

-The bulkhead was inspected and looks good. Evan and John will reinforce the dog dock with a few pieces of wood while the water is low.

-Planting trees, shrubs, perennials and bulbs will be part of the landscape plan proposal.

-Beavers have caused a huge amount of damage to the creek, the trees, and the lake.

The Board approved spending a few hundred dollars for a wifi, motion camera to watch for beavers.

-John will check out the guy in Goldsboro who is a specialist in chainsaw sculpture and can make use of the picnic oak trunk cuttings.

-Add a french drain where the big oak tree stood and consider leveling the land to prevent further erosion.

-Trim trees as needed

-Replace rotted wood posts used as landscape barriers.

The March meeting will be held on March 29th. Location TBD.

Meeting Schedule: The 4th Wed. of every month at 7:30.

The meeting was adjourned.