

Minutes of LFA Annual Meeting - November 13th, 2016

(Draft-To Be Approved at Fall Annual Meeting-2017)

Held at 7PM at Expand Church

Board members attending-Chris Senior, John Watkin, Matt Cline, Evan Erickson, Maureen Ward, Clark Troy, Sharon Anderson, Russ Cole, Neal Bench, Ellen Stolzman, Jack Chambers

Jack Chambers opened the meeting, welcomed the attendees and the board members introduced themselves.

3 new people who moved into the neighborhood since the last Annual Meeting were in attendance.

Jack reminded all that we follow Roberts Rules of Order and asked that anyone wishing to speak, to raise their hand and wait until recognized by the chair.

2015 Annual Meeting Minutes: The minutes were approved with two corrections/additions-

1. The date was changed to reflect the year 2015
2. Added to the minutes: There was a discussion and recommendation from the floor to create a financial committee to update policies and procedures.

Standing reports:

Treasurers Report: Sharon Anderson

Sharon passed out her Treasurer's report

High points:

- The assessment category doubled to \$34,250 due to the offering of new Associate Memberships. Only \$5000 was payment of an old assessment. Associate members pay an initiation fee of \$1400 and their dues are \$350 while regular members' dues are \$250.
 - Sharon announced her resignation from the Board. Russ Cole has agreed to replace her as LFA Board Treasurer.
- Under Expenses-the larger one time expenses were;
- The installation and repair of the automatic gate.
 - The creation and installation of the toddler and youth playgrounds for \$7400 (labor and materials.)
 - The canopy, the little library, and the purchase of additional tables- \$5800
 - Maintenance includes general supplies not broken out
 - The excess of dues collected over expenses was \$47,638

Expectations for next year-

- Dues and some other fixed expenses are constant and predictable. It is difficult to predict variable expenses.
- We will add 2 boat racks which will be an expense and also a new revenue stream.
- The amount of dues plus assessment made in 2001 in arrears is currently \$4400 per household. Next year it will be \$4650. 43 members still owe this amount. LFA can not legally force them to pay but does contact the broker for every property in arrears that goes on the market and attempts to collect the past due balance.

- It was suggested that a list of members in arrears be published on the website. Pat Oglesby, a lawyer, advised that it is against the law to publicly shame people for their debt.
- There was a request to have better detail of line items on the chart of accounts.,

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Park and Lake management: John Watkin

- The water is the cleanest since we began taking tests!
- There used to be 26 geese that spiked the quality of water. 14 are now on the lake. Fewer birds affect the water quality.
- The first youth fishing tournament occurred this year with 10 participants catching 250 fish via catch and release.
- The huge bass have encouraged more fishing. Someone caught an 11 lb bass this year.
- We restocked the grass-eating carp this year.
- Beavers are caught and relocated. There are normally 2 or 3 per year. There is one on the lake currently.

Boat Racks: Neal Bench

- The racks are full and there are 20 on waiting list.
- Neal announced his resignation from the board and Jack thanked him for his service.

The Dam: Clark Troy

- Last year we were required to develop and file an Emergency Response Plan.
- Clark submitted the EAP and it was accepted by the state. Clark is the emergency contact person listed.
- In July 2016, the dam was inspected by Doug Jewell, president of the engineering firm we contract for lake and dam maintenance .
- Valves were inspected, exercised and Clark constantly cuts green growth off the dam.
- The condition of the dam is good but regular maintenance of the dam is critical. This involves the regular exercising of the valves and vigilance in removing the foliage

Associate Member Program: Maureen Ward

- Maureen Ward, the Associate Member Program manager, will be moving away soon. Clark Troy will take over management of the program.
- The current waiting list is 12
- The A.M. cap was increased from 60 to 80 this year. Maureen did an excellent job of managing the large increase, especially since she had just taken over the position of Program Manager

Real Estate Report: Russ Cole

- Copies of the report were passed out. 17 houses were sold in Lake Forest in 2016 through the meeting date, with two more expected to close this year.
- This included 3 Lakefront houses sold.
- The average price per sq. ft. for off-lake homes was \$184, compared to \$175 in 2015.

- As a matter of policy, letters have always been sent to the listing agents when a property in arrears goes on the market and collection attempts are made.
- Approximately \$189,000 is in arrears with \$53,750 attributed to the 2001 assessment.

By-Law Changes: Jack Chambers

- Jack reviewed the proposed bylaw changes emailed to the general membership with the agenda.
- A lengthy discussion ensued with various ideas discussed as to how to best handle outstanding debt to LFA.
- Ideas included publishing a payment status list of everyone in LFA, meeting with legal counsel to determine how best to pursue collection and enforcement, and charging an initiation fee to new members.

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- Jonathan Prinz moved to table further discussion & vote to give the board a chance to investigate the many suggestions brought up, consult counsel re: the legality of these proposals and present the revised plan to the membership for a vote on all bylaws changes. The motion was approved.
- He further moved that a special spring meeting occur to present and vote on these changes only. This was approved.
- It was suggested that a special information session be held where members of the community can ask questions, and understand the changes being proposed in advance of the vote.
- An Articles of Incorporation amendment would require 100% approval by the membership.

The Welcoming Committee: Gracia Barry

- Gracia will be stepping down. She was thanked for her service and asked that anyone interested in being the chair or joining the committee should contact Jack Chambers.

Park Program: Audrey Green

- Audrey provided season statistics-45 large groups last year vs this year's 52.;
- 1377 attended vs 1852 this year
- The average was 28 per event vs 42 per event this year.
- There were 12 events that had over 50 people attending
- There were 4413 visits last year vs 5500 visits this year during same staffed hours.
- The staff costs went down this year. We treat staff well, pay them well, hire and train staff who will be there for a few years so Audrey is now supervising less.
- Also, the automated gate saved us money on staff.
- Audrey coordinated special events and we are achieving our goal of getting more and more use of the park via events.
- There was a spring social, the 4th of July social, Halloween party, Meteor shower watch, movie showings, Holiday Festival of Lights, and there will be more events in the coming year.
- Members were asked to send in any feedback. Suggestions are welcome re: building our neighborhood.

A review of accomplishments this past year included:

- A youth and toddler playground

- Little Free Library behind the park bulletin board. And our thanks to Kathy Harris, our librarian.
- John and Evan replaced the rotting boards on the floating docks
- There are now 2 bean bag areas, and a Bocce ball court
- The beach was replenished with new beach sand
- There is now a canopy in park to provide a shady place and a place for events.
- The first Youth Fishing tournament was held
- We inaugurated movies in the park at the Halloween Festival

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- The forest area was cleared out,
- The parking area was enlarged and new gravel spread
- There was a successful collection for Baton Rouge flood victims.

Plans for the rest of this year and next year:

- Re: the **Forebay Dredging**- We have active possibilities but it has been difficult to hire a company for the job. The proposals that were received were not acceptable. We had hoped the dredging would have been done already. We hope to get it accomplished by the spring.
- It was announced that **in Feb. the lake will be lowered** to inspect the dam, and check sediment levels. Lake frontiers may wish to do maintenance work at that time.

Feedback and Volunteering for LFA:

- Cards were given out to attendees upon arrival and they were asked to submit comments, suggestions and nominations for the board, committees and other volunteer positions.
- LFA needs volunteers for the following jobs:
 - to take charge of the website, or just to help work on it
 - Social Committee chair and members to execute more events in the park such as Meet the author programs, musical presentations and concerts, kids talent shows, consider community suggestions or events at other locations
 - Members with special interests were encouraged to lead activities or events.

-The large red oak will have to be taken down. It was looked at it by 2 certified arborists who said it is a safety hazard. The wood will possibly be transformed into a sculpture, a bench, etc.

-Replacement trees or other shade options are being considered.

-The Lower Book Creek Water Shed Study has been completed and submitted to the Town Council for its review this month. There will be an Upper Booker Creek Study to include Eastwood Lake beginning in 2017.

-Financial policy review and update- As had been requested at the 2015 Annual meeting, Jeanette Bench requested that there be a financial policy committee established, and volunteered to work with the new treasurer, Russ Cole on this. Additional volunteers will be asked to join the committee.
-The goal is to review financial policies and procedures and propose revisions as needed. to conduct regular audits, help create a budget and address any long term strategic financial issues.

-Russ Cole announced that **we will reprise the fundraising Celebration of Holiday Lights** on the Lake and throughout the Neighborhood that was so popular last year.

-Last year, Lisa Carey and Matt Ewend together with a group of friends donated \$100 for every lakefront home that lit up its dock or premises. Over \$1,000 was raised for SECU House. In addition, this year, Ellen and Russ Cole will donate to Ronald McDonald House for any increased participation including all homes in the neighborhood that create luminaries. There will be street sponsors and coordinators and a get together in the park, possibly a flotilla of lit up boats on the lake.

-More information will coming out from Russ and Emily Moseley, who is also coordinating the project

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-The membership voted and approved the proposed slate of directors.

New members included Matt Cline, Russ Cole, Evan Erickson, Chris Senior and Maureen Ward

-There was a question regarding whether there are staggered **terms for Board members**, or term limits and why there was a vote for the full board

-By tradition, the full slate has been approved annually. Staggered terms were suggested several years ago but from a practical standpoint, this has not been practical to enact. This subject will be looked into further by the board.

-It was noted that there have been fewer volunteers to serve as board members and committee chairs and committee members than there are jobs, so board members wear many hats and typically continue their service for which LFA is grateful. It was also noted that nominations come from the

board, from a nominating committee made up of board members and the membership and any one is always welcome, and encouraged to present their name for the board or committees.

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--A great deal has been accomplished by an eclectic, and dedicated board who donate huge amounts of their time despite the demands in their lives whether a full-time job, a 15 week old baby, teenagers and sports, sick, elderly parents, moving homes, and more, and these volunteers are always keeping LFA's best interests at heart.

-Continuity, and new blood is sought, plus a good balance of lakefronters, and non-lakefronter, families with young children and either grown or no children, new owners and old timers in LFA, along with a mix of helpful skills

-There was a request to all members to consider volunteering in any capacity including board service and to please submit their names so perhaps there will be greater participation going forward.

A **motion to close** the meeting was passed. The meeting will be continued in the Spring of 2017 to complete voting on the bylaws adjustments.