

LFA Annual Membership Meeting Minutes 11/13/17-To Be Approved

Board Members Present: Ellen Stolzman, Audrey Green, Clark Troy, John Watkin, Russ Cole, Angela Hill, Daniel Pomp

Location: Expand Church

Ellen Stolzman welcomed everyone at 7:31pm and explained that, while she was previously Vice Chair, she would be leading the meeting given that Jac Chambers had recently retired and she is now chair. Ellen thanked Emily Moseley for her guidance at our last LFA meeting in May.

The November Annual Meeting 2016 Minutes and May 2017 Special Meeting Minutes were approved.

John Watkin shared a touching tribute in honor of Jac's 10-year service to the LFA. As John said, Jac made our community lively and family-oriented. There will be an official celebration and gift to come for Jac with the presentation of a painting of the lake and park by Lindesay Harkness to say thank you. This will be presented next year.

Ellen presented a Board Transition Plan in which Audrey Green, the Park Manager, will, in addition to managing the seasonal transition of the park, will serve as Interim Transition Manager for the LFA and work with the board on a strategic plan to move forward. The estimated cost for this new Interim Transition Manager is not yet included in the 2018 budget, but is guesstimated to be approximately 15 hours per week at \$50 hr and the board approved this as preliminary to help us get through the transition. A budgeted amount will be established for the Interim Transition Manager once there is a better understanding of the job. We would like to have a spring General Membership meeting to bring members up to date on the board's progress towards the creation of an optimal fulfillment model for providing all LFA Services. The primary goals of the LFA are the maintenance and preservation of the lake and park. Audrey and the board will analyze operations and make plans for going forward by developing an optimal fulfillment model. LFA Members are encouraged to participate in the surveys distributed at the meeting to solicit ideas and to lend a hand on upcoming projects.

lfamemberfeedback@lakeforestassociation.org is a new email address for feedback. We have plans to update the website and voiced a need for volunteers to help with this. If there are no volunteers, we will evaluate whether it's worth the expense to hire someone to do so.

Russ Cole presented the Finance Report. In summary, we have implemented a new process to budget for, monitor and verify LFA expenses, improve the transparency of finances and board activities to the general membership, created a new expense chart of accounts, completed the LFA Budget for 2018, created a Finance Committee (Jeanette Bench, Richard Guerin, Chris Barker, Clark Troy, and Russ Cole) to work on the long term strategic financial plan, completed an Internal Audit for 2016, and updated the LFA Financial Plan for 2018.

Questions were voiced about whether approving the budget tonight would include the Pavilion. Board members described the Pavilion again and reminded members that there have been multiple publicized opportunities at social events at the park to see the plans. Ellen gave a brief description of the goal of the Pavilion and the general aesthetic and offered to send out some images, even though we do not have final drawings at this point. A few members were reluctant to approve a budget containing \$33,000 for a Pavilion when the plans have not been fully finalized. Board members expressed that much thought has and will go into the design and location, with no plans to create something that will be a detriment to the park.

A vote was taken and the budget was approved as presented.

Russ explained the new Initiation Fee Policy, which could be adjusted in the future if deemed necessary. The current policy is an Initiation Fee of \$1,250 that will be charged to the Buyer of LFA homes to become a LFA Participating Member when the current owner is a non-participating member. This Buyer Initiation Fee will be waived on the sale of property when the Owner is currently a Participating Member.

Clark explained that the Board was charged with coming up with a fee that would be charged. We selected \$1,250 as the Initiation Fee as that was the amount of the 2001 Assessment fee charged to non-lake front properties at the time the lake was dredged.

Audrey presented a report about the robust park usage this season, which showed a 1500 increase in visitors compared to last year and 2800 since 2014. This increase is due in part to features such as the playground structure, numerous special events, and umbrellas, in addition to a large number of private functions. After a raucous experience with a large private event, we instituted a new limit of 50 guests per private party.

In the interest of time, Ellen briefly presented the Goals for 2018 that include such things as creating a Nominating Committee, review of policies, rules and regulations, establishment of long-range strategic plans, reorganizing and restructuring the management of LFA, website improvement, Pavilion construction, increasing shade options, removal of dredged dirt from the forebay, fix boat storage and boat abandonment issues, begin long-range landscaping, and the idea of a Spring membership meeting to update the membership on the board's progress.

Ellen presented the slate of 2018 Board of Directors, which was approved.

John spoke about the OWASA water main break, which dumped 4 truckloads of dirt into our recently dredged forebay. John estimates a \$6400 cost of removal and is in discussion with OWASA to have them cover this expense. John has worked tirelessly on solving this and we are very grateful for his leadership.

Results from the Eastwood Lake Study conducted by the Town of Chapel Hill Storm water Department will be presented with their recommendations on Dec. 7th at a public meeting; their budget will be made subsequently.

Carl King spoke about a UNC student (male) who woke up naked inside a vacant house on Woodhaven on Halloween and didn't know how he got there. Authorities have asked that if anyone has any information regarding this incident to contact them.

Please note-visuals presented at the meeting are posted on the LFA Website.

The meeting was adjourned at 9:20pm by Ellen.

Respectfully submitted,

Angela Kileff Hill