

LSCA BOARD OF DIRECTORS MEETING

Via Zoom
March 15, 2021
6:30pm

Attendees:

<i>Voting Members</i>	
Holly Campbell Brian Robison Karen Powers Kim McMillian Bob Nash Mike Thomas Shawn Fulks	Evonne Anderson Sally Davis Diane Delaney Evan Black Rich Fair Adam Kogelman Tony Smalls Keith Kimbell
<i>Committee Members (Non-Voting)</i>	
Don McMillian	
Brent Benedetti, Lake Manager	
Susan Butler, Lake Administrator	
Lane Farmer – Open Session Speaker	

1 CALL TO ORDER

HOLLY CAMPBELL, PRESIDENT

Meeting called to order approximately 6:39pm. Susan Butler called role, with 13 voting members in attendance. We have a Quorum. Thank you everyone for joining.

2 CLOSED SESSION

2.1 PRESIDENT'S ITEMS

- 2021 General Meeting
 - Will have a dry run prior to the meeting for practice on 3/23
 - Different individuals will have different roles to help run the meeting.
 - Application – SME – Mike Thomas/Susan Butler
 - Lead Meeting/MC – Holly Campbell
 - Running the Slide Deck – Karen Powers
 - Q&A Chat - Q&A to happen thru chat function. - TBD
 - Email & Postcard sent to all households. Only LSCA members in good standing are eligible to register to attend the meeting and vote on any items.
 - Email with zoom link to be sent to eligible registered participants and documents to be sent out 3 days prior to the meeting.

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- 2021 Initiatives
 - 2 Main Initiatives in Budget proposal
 - LSCA Website Automation
 - Ease of use, efficiencies, take advantage of new technologies. However, this will need web developer.
 - 2021 Aspirations
 - Welcome packet to new homeowners
 - Watercraft/Dues Registration Process
 - Work on mobile functionality
 - Lake Safety/Safety process
 - Contact listings
 - Working on scope of work, bidding process, management
 - Member Services/Website Development Committee to be created as functionality crosses many areas
 - Sunset Point – How do access our large property for use/maintenance by LSCA and all homeowners?
 - Phase 1: In order to access, we have negotiated a potential land agreement next to Sunset Point in exchange for 2 lake rights. This no cash exchange will result in 2 additional dues paying lots annually.
 - *Motion: Evan Black – Motion to take to general membership. Died for lack of second.*
 - *Motion: Shawn Fulks – Motion to agree to no-cash exchange of land for 2 lake rights (2298 Emerald and Camp Drive). Adam Kogelman Second. Keith Kimbell recused self due to conflict. Unanimous approval by board.*

2.2 TREASURER'S REPORT

KIM McMILLIAN

Board Members sent 2021-2022 budget. Budget set based on membership numbers and input from individual board members with line item responsibility.

Motion: Kim McMillian – Motion to approve 2021-22 budget as purposed and bring to general membership meeting. Shawn Fulks second. Keith Kimbell recused self due to conflict. Evan Black voted against. Remaining voting members voted in favor. Motion approved.

2.3 NOMINATIONS COMMITTEE

HOLLY CAMPBELL/BRIAN ROBISON

Per bylaws - Officers nominated annually. HOA directors set up in 3 rotating terms of 3 years each to allow for diverse/tenure/experience on the board. However, we have gotten out of that alignment. Initiative for 2021 to get back into alignment.

- President – Holly Campbell

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- First Vice President – Brian Robison
- Secretary – Karen Powers
- Treasurer – Kim McMillian
- VP Properties, Bob Nash
- VP Lake Safety – Shawn Fulks
- Forest Estates – Keith Kimbell
- South Bay – Rich Fair
- Emerald Drive – Katie Powers - Emerald Drive/RMS
- Emerald Drive – Diane Delaney
- Lost Valley – Tony Smalls
- Bay View – Sally Davis
- Landings – Brenda Jones
- Northshore/Edgewater – Adam Kogelman, Daniel Nagel

Motion: Sally Davis– Motion to accept nominating slate as purposed and bring for full vote at general membership meeting. Keith Kimbell Second. Unanimous approval by board.

2.4 SECRETARY’S REPORT

KAREN POWERS

Minutes from last meeting in January 2021 approved via email.

REPORT FROM ADMINISTRATORS:

2.4.1 Administrator’s Report Susan Butler, Lake Administrator

- For 2021 -2022, Will email Statements to all those with email address with documents available on the website (like 2020). Bills will go out on April 1st.
- Ordered Decals (will be red this year). Reworking registration forms to include rules and regulations sign off/approval

2.4.2 Lake Manager’s Report Brent Benedetti, Lake Manager

- Did first lake inspection of year. There are have 4 properties under development. All appear to have proper silt fencing. Saw no signs of debris on lake.
- Mechanical measuring devices to be put on wet spot on dam for monitoring.
- Potential significant increase in fireworks for 2022 due to shipping costs and premium date of July 4th

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2.5 OTHER OFFICER REPORTS:

2.5.1 Brian Robison

First Vice President

2.5.2 Vice President of Lake Safety

Brent Benedetti for Shawn Fulks, Vice President

- GA Wake Series – 1 day event on Sunday, May 23rd. Same event as in prior years. *Possible Wake Markers cost to come out of Social Budget depending on need.*
- *Motion: Shawn Fulks– Motion to approve GA Wake Series use of lake, and no wake zone on the Lake from 9am-4pm as needed. – Brian Robison Second. Unanimous approval by board.*

2.5.3 Vice President of Properties

Bob Nash, Vice President

- 2946 Emerald Court vs 2948 Emerald Court – Swap RMS locations. Both properties are across the Directors of both RMS agree to swap. Evan Black agrees this will not be an issue or cause misalignment with the properties later on.
- *Motion: Bob Nash– Motion to allow the RMS swaps. Adam Kogelman Second. Unanimous approval by board.*

2.5.4 Vice President – Siltation

Mike Thomas, Vice President

2.6 COMMITTEE REPORTS:

Sunset Point Development	Michael Edmondson	NA
Lake & Fish Conversation	Dave Weikers	Recent Restocking
Community Affairs	Don McMillian	New Rec Center is open. Incredible for working out.
Social	Samantha Kogelman	Looking at 2021
Dam Maintenance	Brent Benedetti, Lake Manager	Already discussed
RMS Committee	Evan Black	No report
Communications	Jessica Mayo	

2.7 HOMEOWNER ASSOCIATIONS:

Northshore	Adam Kogelman	No report
Edgewater	Joe Starr	NA
BayView	Sally Davis	No report
SouthBay	Rich Fair	
Emerald Drive	Diana DeLaney/ Evan Black	No report
The Landings	Evonne Anderson	NA

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Forest Estates/Spivey Commons	Keith Kimbell	No report
The Landings	Tony Smalls	NA

Dry Run for General Meeting– Monday, March 22 6:30pm. Susan to get meeting notice out.

Meeting adjourned

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3 ACTION ITEMS:

	Action Item	Responsibility	Date	Completed
Rules/Regulations	Review RMS R&R changes requests <ul style="list-style-type: none"> • Budget for maintenance • Fishing eligibility • NoWake Zones 	TBD		
Lake Administration	1). Finalize Welcome Package contents and documents	Susan Butler	TBD	
Lake Management	Dam Maintenance - Wet area – will come out in April	Brent Benedetti	April	
Lake Safety	Design Safety package - <ul style="list-style-type: none"> • R&R acknowledgement • Video review and instructions • R&R Quiz • FAQ Possible drone overview of lake with video	Shawn Fulks and Safety committee	TBD	
	Ski Course – Moved off course. Will be asked to move back to original approved location.	Brent Benedetti	April	
Properties	Abandoned Dock. Met with legal, working thru timeline/next steps	Bob/Holly	Feb	
	Bayview/Marina dock/Homeowner issue. Waiting on response from homeowner on homework provided in July. Working on possible next steps	Bob Nash	Feb	
RMA				
Communications	1). Headshots - if you haven't sent in your headshot, send it in.	Board	7/27	
	2). Newsletter	Jessica Mayo	TBD	
Noise Abatement	Blackhall Road Trees/			