

**Lake Spivey Civic Association
Board of Directors Meeting
Thursday April 12, 2018**

Call to Order:

Bob Nash, President

6:45 pm

Meeting Attendees:

Board Members	Voting Member	Present	Absent
Bob Nash, President	Y	√	
John Chafin, First Vice President	Y	√	
Susan Butler, Administrator		√	
Brent Benedetti, Lake Manager		√	
Karen Powers, Treasurer	Y	√	
Cindy Cox, Secretary	Y	√	
Other Officer Reports:			
Greg Sherry, VP Lake Safety	Y	√	
Eric Robison, VP Sediment and Siltation	Y	√	
Ted Lawson, VP Properties	Y		√
Committee Reports:			
Dave Weikers, Lake and Fish Conservation			√
Don McMillian, Community Affairs		√	
Terri Williams, Member Services			√
Shawn Fulks, Social			√
Brent Benedetti, Dam Maintenance		√	
OPEN, IT/Communications Committee			
Home Owner Associations:			
North Shore / Edgewater – Anthony Dallas	Y	√	
Joe Starr	Y		√
Bay View – Brian Robison	Y	√	
South Bay – Rich Fair	Y	√	
Emerald Drive – Don Barnette	Y	√	
Katie Powers	Y	√	
The Landings – Evonne Anderson	Y	√	
Forest Estates / Spivey Commons – Keith Kimball	Y	√	
Lost Valley – Holly Campbell	Y	√	

Also in Attendance:

LA Hart
Neil Farmer
Penny Rink
Nan Bandari

Secretary's Report:

Cindy Cox, Secretary

General Meeting 3/20/2018 Minutes have been emailed to all BOD

Katie Power made a motion to approve the 3/20/2018 minutes

John Chafin seconded the motion

All in Favor **APPROVED**

Treasurer's Report:

Karen Powers, Treasurer

- Move to Quickbooks on the Cloud – provides better capabilities such as pie charts, online bill payment, and improved integration with bank
- Reorganized budgets under expenditures
- Changing over bank account charging cards

Cindy Cox made a motion to approve the Treasurer's report

John Chafin seconded the motion

All in Favor **APPROVED****President's Report:**

Bob Nash, President

-Welcome New Board Members, Spivey Letter, Bylaws and R&R's, Roberts Rules

- Lake Rights Update, Bay View and Emerald Dr.

Mr. Fabian's lake rights offer has expired; there are no new lake rights requests

- Communication Chair / Website Review

Bob explained we are still in need of a volunteer for Communication Chair.

Holly suggested the Nominating Committee can help find someone.

Discussion about setting objectives for this role: Website content, BOD Agenda, Calendar, News

Susan explained she has Mail Chimp capabilities for LSCA email blasts

Action Item: Anthony Dallas(photo journalist) volunteered to help with content and take the lead to meet with Susan and Neal to determine:

- 1) What content is needed
- 2) How best to divide roles

*Points to Consider: Audience/Objective, News feed (social media) vs Newsletter

- Blackhall Rd. Bridge Update

Bob and John met with Henry County 2 weeks ago along with LSCA Attorney Steve Fincher. The county has done some re-surveying for future conversations. While they are ready to move on getting the easement; they have not accepted our counter offer. A Fall 2018 project start date is still planned.

Report from Administrators:**Administrator's Report:**

Susan Butler, Lake Administrator

- Dog Attack @ Edgewater

- Holly Starr, Edgewater, was attacked by a dog while taking her trash can to driveway. Animal control was called and watching for the animal. The dog was then spotted and attacked a second neighbor who shot the dog but did not kill the dog. It was learned, the dog belongs to a resident of Edgewater. The dog was taken away to south Georgia.
- 2018 Billing has been sent out. Recently deposited \$60k included HOA dues, watercraft registration, fireworks, and Bayview properties sold with \$80k lake rights.
- 4 properties have caught up on past dues including a South Bay older lady who recently passed away; her grandson paid all past dues.

Question: Greg Sherry - Wants to see revenue as well as receivables (past due)? Suggestion that we should know on a regular basis who is not paying and have a collection process and possible repercussions/

Action Item: Karen Powers will analyze data and present Receivables at the July Board meeting

Lake Manager's Report: Brent Benedetti, Lake Manager

Records Management

Met with John, Bob, and service provider – Network One.

- Created a folder structure (on google drive) of Historical, BOD records, Financial (AR/AP), Lake Management
- All digital documents have been uploaded including lake history and meeting minutes 1962 – 2007.
- Created a records information form so that boxes are identifiable and numbered using Excel ss to track these.

Action Items:

- **Susan** will have an offline meeting with Brent to determine what needs to be scanned for A/R
- **John** will share a copy of the records retention schedule with Brent.

Other Officer Reports:

First Vice President: John Chafin, First Vice President

RFP has been completed to request bids for a HOA Management Company to manage LSCA – to help with controls and potential future transition to handle yearly billings and collection of money. Susan, Don B., Brent, and John are looking at options.

Holly reported Lost Valley uses Century (Grace) Management company. They send out notices for meetings, handle billings/collections, produce reports, property management including covenant infractions.

Action Item: Holly offered to get some feedback from Lost Valley HOA board members.

Bob suggested next step is for committee to create a transition plan and timeline targeting March 2019 before the billing cycle.

Vice President for Lake Safety: Greg Sherry, Vice President

It was suggested to replace “tire” for buoy at western end of lake.

The lake patrol schedule is not publicly published however in general they operate on average 20 hours a week.

Friday nights – 6-10 pm

Saturday – 8 hours

Sunday – 4 hours

Random day or night during the week

Lake patrol can be reached via VHF radio channel 16 or call Brent or Greg in an emergency.

Action Items:

- **Susan** will order/be reimbursed for a VHF radio as previously discussed due to the calls she gets.
- **Anthony** will create a flyer to send out to homeowners to inform them of the VHF radio monitoring and how to purchase for their boat.

Vice President for Properties:

Ted Lawson, Vice President

(Bob Nash reported)

- Update on RMS #4

Roof has been replaced. Members of RMS #4 have addressed all the points on the letter before the 60 days deadline. Ted and Bob have signed off on the issues.

Board has given Ted authority to approve the plan to do some landscape. LA indicated he can get started next Saturday once approved.

Vice President – Silt Removal Project

(Eric Robison reported)

- Held meeting to get project started on time. Committed to clean out silt trap at Bay View as well.
- Example of dock plans to be submitted to VP Properties so homeowners can plan and work within guidelines.
- Sibling and Associates to get final drawings so a RFP can be sent out to bid project.
- Keith reported Lance Cunningham obtained almost 100% signatures to remove other silt mound. Looking to summer to dry out and remove the dirt on both the left and right.

Action Item:

Susan talk to Megan Sellers, Lake Jodeco HOA President, to make her aware our date lowering is 9/9/2018.

Committee Reports:**Sunset Point Development**

John Westervelt, Past President

(Eric Robison reported)

Good feedback from 3/20/2018 General Meeting survey included an overwhelming majority desire to do something. Discussing ways to continue polling.

3/20/2018 General Meeting survey results:

28 votes for full pavilion

8 votes for pavilion with bathrooms

6 votes for just pavilion

11 votes to do nothing

LSCA will have the drawings uploaded to website; comments are allowed

Committee Next Steps: Need business plan to include how to pay for it and how to maintain it. Need to include Attorney Fincher in these discussions.

Lake and Fish Conservation:

Dave Weikers (not present)

(Brent Benedetti reported)

- \$8,000 fish have been delivered and invoice received; lake has been restocked with blue gil(brim)

Community Affairs:

Dr. Don McMillian, Jr.

- Announced sale of golf course to new owner to refurbish the Lake Spivey golf clubhouse
Plan improvements include a full remodel to create a community hub, pizzeria, fountain in pond and restaurant.
- Don't forget about County Elections coming up – May 22nd

Social:

Shawn Fulks

Upcoming Georgia Wakeboard/ Demo Day Event...Sunday, May 6th and Monday, May 7th

Brent developed dos and don'ts list

Everyone encouraged to help Shaun as we could potentially have a good crowd on our dam.

Action Items:

Susan will look into parking at Jonesboro First Christian Church for participants.

Brent to contact Henry County police to hire officer for traffic control per the BOD's request.

Eric, Brian, Rich will help Shawn to come up with support plan.

Dam Maintenance:

Brent Benedetti, Lake Manager

Regular maintenance underway; scheduled to be mowed week before wake event

RMS Committee:

Katie Powers, Director

Completed 2018 RMS Inspections. The RMS Committee will conduct annual inspections with the goal of identifying and documenting Safety and/or Liability risks

RMS (Reserved Mooring Strips) – 1 South Bay through 10 Sunset Cove

RMS #1, #6, #7 found to have no appreciable defects related to potential hazards

RMS # 2 @ 2954 Emerald has rotten boards

RMS #3 @ 2854 Emerald has multiple rotten boards, pictures taken

RMS # 4 – being addressed and remedied

RMS #5 has rotten boards on slips 4 and 5

RMS #8 has rotten boards on every slip and found unsafe

RMS #9 – gang plank submerged

RMS#10 – found to be in worst state including leaning catwalks and rotting boards

Action Item:

Brent will send letters to all RMS homeowners impacted - signed by Ted or Bob

Home Owner Associations:

North Shore / Edgewater:

Anthony Dallas

Joe Starr

Bay View:

Brian Robison

South Bay:

Rich Fair

Emerald Dr.:

Don Barnett

Katie Powers

The Landings:

Evonne Anderson

Collins had car broken into in garage – purse stolen.

Forest Estates / Spivey Commons:

Keith Kimbell

Lost Valley:

Holly Campbell

Changing locks on ramp to prevent unidentified boat from ongoing use of the ramp.

Holly Campbell motioned to adjourn

Karen Powers seconded motion

8:30 pm