

Minutes
Lake Somerset Civic Association
Annual Meeting
September 16, 2017

Jesse Hultberg, President of the LSCA called the meeting to order and appointed Bob Hoenes as Parliamentarian and Chris Leppo as Moderator for today's meeting.

Chris Leppo introduced the 2017 Board and confirmed that we met the requirements for a quorum for the meeting with 26 Members in attendance.

The Minutes from the 2016 Annual Meeting were read by Becky Nix, LSCA Secretary, and were approved as read.

Bonnie Tedder, LSCA Secretary presented the Treasurers Report. We had 110 Members for 2017 – eight, Maintenance Only and 102 Full Memberships.

Chris Leppo gave a recap of the Association activities for 2017:

- Met with RaceTrac regarding their possible remodel
- Worked with AT&T regarding high-speed internet service
- Worked with Cobb County regarding possible lake water contamination from the Timbers Edge detention pond.
- Had lower dam trees removed to stay in compliance with dam regulations
- Extended Boat Storage rack (thanks to Tommy Banks)
- Bob Hoenes worked extensively with the IRS to reinstate the LSCA's 5401-C tax exempt status
- A new rope and pump were purchased for the swimming pool
- Flowers were planted and pine straw installed at the clubhouse
- The pool pump house was refurbished new beams, a new exhaust fan and electrical repairs

- A pressure washer was purchased for use at the amenities and the boardwalk was pressure washed
- Repairs were done on the gravel road that leads to the dam
- A new neighborhood phone book was prepared by Laura Edwards
- Bob Hoenes developed a new LSCA web-site
- A grill was purchased for use at the clubhouse
- The Board worked with Cobb County Nuisance Abatement regarding a vacant home – to no avail
- The clubhouse fence was repaired numerous times
- A lockbox was donated by the Beck family
- Rock lined drainage and pine straw were added at the main entrance
- A graduation banner announcing Lake Somerset graduates was purchased
- An air conditioner was donated to the clubhouse by the Hultbergs

Old Business:

Pool Repair Committee: Estimates were obtained for work to the swimming pool interior and pool apron. They received two estimates ranging from \$22,000 to \$24,000. This discussion was tabled to be included in the Budget discussion.

Bob Hoenes reported that we never heard any more from the possibility of a dam inspection being performed.

Cove Committee: Jesse Hultberg reported that he has researched the cove silting issue and has contacted a consultant regarding the possibility of keeping the silt out of the coves. Jesse feels that all three coves have natural silt detainment and that we have organic matter in the coves. There is a type of bacteria that can be added to the lake that will eat organic matter, but not affect the silt. Jesse suggested that we may want to look into something that will aerate the water that will speed up the natural deterioration of the organic matter. Discussion followed and volunteers were asked for to pursue our options.

Swimming pool shade structure: The Board reported that we have not pursued the addition to our shade structure because it was felt that the funds for that would be better used to fix the pool deck first. Bob Hoenes made a motion to not pursue the building of the shade structure at this time and pursue possible swimming pool and pool deck repairs instead. Jesse Hultberg seconded the motion. After discussion, it was decided that it was a moot issue and no official vote was taken.

Mandatory Association: Kim Kissiah had spoken with several law firms that specialize in Association Law. She received estimates that range from \$3,000 - \$5,000 to assist the LSCA in accomplishing this. The fee would be to create and prepare the documents needed. The Association itself would be responsible for the legwork and obtaining the signatures necessary to pass the proposal.

Discussion followed and Ron Carter made a motion that we spend up to \$5,000 to do the legal work necessary to begin the process and report back to the Membership either at the 2018 Annual Meeting or at a Special Called Meeting for this purpose. The motion was seconded and approved by the Members present with one vote in opposition.

The Proposed 2018 Budget was distributed to the Members for review and discussion.

Ron Carter recommended that we go ahead and try the aeration of the lake using money from the Cove Fund. Rick Nix recommended that we form a Committee and give them the authority to take action on this proposal. Ron Carter made a motion that a Cove Committee be formed with the authorization to spend up to \$15,000 from the Cove Fund to continue research on the coves and/or remove the organic matter from the coves to improve the situation. The motion was seconded by Rick Nix and approved unanimously by the Members.

Tennis Court Committee: The tennis courts have deteriorated to the point that they are pretty much unusable. We have \$12,588.00 in the

tennis court fund. There was discussion of the possibility of repurposing the tennis courts and using this money toward swimming pool repairs. Kim Kissiah had talked to someone about converting the tennis courts to something else and was told that it would be best to remove them and start fresh. This would be a large expense.

A motion was made to spend up to \$30,000 to repair the swimming pool and apron. There was no second of the motion and discussion followed resulting in a new motion to change the amount to \$15,000. This motion was seconded and carried by the Membership.

Bob Hoenes explained the proposed By-Laws change. The Board would like to propose that instead of a title-based Board, we go to a function-based Board and have Committees to do the legwork and present options to the Board for consideration and approval.

Discussion followed with Jesse Hultberg stating that the daily operational tasks being done by the Board are deficient in someone to head up specific projects and do the leg work involved. He has spoken with potential HOA Management Companies and their fee would be around \$6,000 per year. He feels that this would be the best way to go forward. After more discussion, a motion was made and seconded to accept the proposed new Board structure. The motion was passed by the Members with two opposed.

The 2018 Board of Directors was elected and will consist of Bonnie Tedder, Bob Hoenes, Ron Carter, Julia Broughton, Kim Kissiah, Becky Nix and Tim Beck. Sheila Hayes and Don Mitchell had also volunteered to serve on the Board if needed. They were not able to attend the meeting and were approved as alternates.

The following Members volunteered to serve on Committees to help facilitate projects for the upcoming year:

Pool Committee: Bob Hoenes, Julia Broughton, Kim Kissiah, Tim Beck
Social Committee: Jennifer Hultberg, Nancy Banks, Ginger Peacock, Bonnie Tedder

Landscape Committee: Ginger Peacock, Bonnie Tedder

Facilities Committee: Bob Hoenes, Ron Carter, Tim Beck

Dam Committee: Bob Hoenes, Becky Nix

Lake/Cove Committee: Tim Beck, Mark Blesener, Mickey Day, Frankie Stroud, Barry Wood, Vic Workinger, Ron Carter, Rick Nix, Connie Stringer

Tennis Court: Ralph Lopez, Joel Peacock, Barry Wood, Vic Workinger, Ron Carter

Mandatory HOA: Kim Kissiah, Julia Broughton, Ginger Peacock

Bob Hoenes gave a report of the lake pollution that was coming in from the Timbers Edge detention pond and explained all of the activity that has taken place by Cobb County, Timbers Edge and the LSCA to alleviate the problem. Timbers Edge has done extensive work on their detention pond which should eliminate future problems.

The meeting adjourned at 12:45.

Respectfully submitted,

Becky Nix

LSCA Secretary