

Minutes
Lake Somerset Civic Association
Annual Meeting
September 15, 2018

LSCA Board Member, Bob Hoenes, welcomed everyone and called the meeting to order. It was noted that the quorum required by the LSCA By-Laws had been met with 23 Members in attendance.

The Minutes of the 2017 Annual Meeting and the Minutes of the Special Called Meeting of April 28, 2017 were read and approved as read.

Bob Hoenes read a list accomplishments and recognitions for 2018. A copy of this list is attached to the original of these minutes. Bob also mentioned that the new Board organizational structure had worked well and he thanked the Committees who had worked alongside the Board of Directors.

Bonnie Tedder presented the Treasurers' Report, a copy of which is attached to the original of these minutes. As of today, we have \$23,575.85 in our checking account; \$18,188.79 in our savings account; and \$43,790.00 in our Cove Fund. The Tennis Court fund was completely used on our recent renovations but will continue to add back up with the dues from the coming year.

The Association had a total of 108 Members. 100 Full Memberships and 8 Maintenance Only. We also received the Initiation Fees from two homes.

The 2018 Actual Budget and 2019 Proposed Budget was presented by Bonnie Tedder and copies were provided to the Members. A copy is attached to the original of these minutes.

Bonnie noted that we need 130 Full Members to meet this budget and proposed that the dues be adjusted to \$500 (\$200 Full Membership / \$300 Maintenance Only) to allow for a "Swimming Pool Fund" similar to our Cove and Tennis Court Funds.

After discussion, the Treasurers Report was accepted as written.

Committee Reports:

Swimming Pool:

Julia Broughton reported for the Swimming Pool Committee and said that last year the Members approved \$15,000 for swimming pool repairs. Several estimates were received that were in the \$23 - \$26,000 range. It is felt that at this time we need to first renovate the swimming pool interior. A pool deck renovation would probably be in the same price range. Julia also reiterated the need to begin a Swimming Pool Fund with an increase in dues of \$50.00 per Membership in order to accomplish what is needed.

Cove / Lake Committee:

Tim Beck has looked into an Aquacide type product that would help eliminate some of the muck that is in the bottom of the lake. The cost for this type of product would be over \$15,000 per year and after the second year our lake fund would be depleted. This method might drop the muck by about one foot. There was further discussion that included the possibility of contacting a consulting Company to see exactly what needs to be done. We have received several recommendations that include Aquacide products, catch pits, silt fences, rip-rap and dredging. Vic Workinger suggested that all neighbors with lake knowledge meet together to help determine what needs to be done. A meeting was set for Thursday, October 4 at 6 p.m. An email will be sent to the LSCA email list to inform all interested parties of the meeting.

Mandatory HOA:

Kim Kissiah, Julia Broughton and Bob Hoenes have met with a Legal Firm that specializes in Association Law. A draft of possible new LSCA Legal documents will be ready soon and the Committee will meet with the Board of Directors to discuss. Documents will be prepared by the Attorneys and a Special Called Meeting of the LSCA will be held and possibly have the Attorney attend, also. The main purpose of this proposal is so that we can continue taking care of our amenities. Discussion followed.

Tennis Court:

Ron Carter thanked Barry Wood for his help with this large project. Our tennis courts received a complete makeover with some parts being jack hammered, cracks patched, new surface paint, new fence post paint (thanks to Julia Broughton and crew), all new vinyl fence wire, new gates and fence hardware and new nets.

Landscape Committee:

Sheila Haynes gave the Committee Report and thanked Joel and Ginger Peacock for all of their work in the cleanup of the Clubhouse area and their work on the fire pit. Our boardwalk and stairs have been stained, we had pest control spray the pump house, clubhouse and pavilion areas, and attempted to kill the kudzu growing along Bob Cox Road.

Social Committee:

Nancy Banks reported that the end of school, back to school and Halloween Parties were all a great success. It is hoped that Santa Claus will pay a visit to Lake Somerset in December.

Dam Committee:

Nothing to report at this time. We have not been contacted about the dam inspection that we were told would be coming.

Facilities Committee:

The committee has completed numerous small maintenance and repairs at the pool and amenities.

Several proposed rules changes were submitted by the Board of Directors. The changes included changing "Tennis Court Rules", #2 to "Only tennis shoes or similar athletic shoes are allowed on the courts" and "Clubhouse Use Rules" to say "No reservations are allowed on the day of a National Holiday". A motion was made and seconded to approve these changes. The Motion was approved by the Members.

Bonnie Tedder made a motion that the Annual Dues for 2019 be: \$500 Full Membership / \$300 Maintenance Only, with the \$50.00 increase going to a designated Swimming Pool Fund. This increase should allow for us to accomplish the renovation of the swimming pool interior before the pool opens in 2019. There was some discussion about the possibility of keeping the swimming pool open through the end of October. Bonnie Tedder pointed out that it costs approximately \$600 per week to keep the pool open. No decision was made on this issue.

Ron Carter made a motion for the 2019 LSCA Annual Dues to be \$500.00 (\$300 Maintenance Only / \$200 Amenity Use) with \$50.00 of each full Membership to go to a designated "Swimming Pool Fund". The Motion was seconded by Lisa Beck. The Motion was approved by the Membership with 23 in favor and three opposed.

Ron Carter made a motion to spend up to \$28,000 on interior pool repairs and to approve the entire proposed 2019 budget. Julia Broughton seconded the Motion. The Motion was approved by the Membership with all in favor but one opposed.

Bonnie Tedder spoke regarding the issue of Clubhouse cleaning before and after parties. At the present time, the fee for Clubhouse rental is \$25.00 and a \$25.00 refundable deposit after cleaning. Bonnie proposed that instead of the rental fees, the interested parties be responsible for cleaning the Clubhouse and pavilion areas before and after their function.

Christina Ellis felt that our restrooms are not being kept as clean as they should be. She volunteered to be on the Clubhouse Committee and research the possibility of renovating our restrooms and research the cost of a cleaning service during the swimming season.

The 2019 Board of Directors was elected to include: Lisa Beck, Julia Broughton, Bob Hoenes, Amy Homrich, Becky Nix, Connie Stringer and Bonnie Tedder. Volunteers are needed for the Committees and a sign-up sheet was made available to fill these positions.

The Meeting adjourned and lunch was served.

Respectfully submitted,

Becky Nix
LSCA Secretary