

Minutes
Lake Somerset Civic Association
Annual Meeting
September 2016

Chris Leppo welcomed everyone to the meeting and it was confirmed that the required quorum to conduct the meeting was present.

The 2016 LSCA Board of Directors introduced themselves and Chris thanked the collective team and spoke to the fact that although there had been some changes in the makeup of the Board things had gone very smoothly. Chris emphasized the fact that WE are Lake Somerset and we all have a collective interest in keeping the neighborhood nice, safe and the amenities well maintained. He also reminded the Members that the Board works in response to what is decided at the Annual Meeting.

Bob Hoenes was appointed as the Parliamentarian for the meeting.

Chris then highlighted the accomplishments of the Board for 2016 – some of which were:

- coordinated the pool and gravel gate keys to match each other
- purchased additional surveillance cameras
- purchased new pool pump and ladder
- obtained new pool furniture
- picnic tables were painted
- clubhouse and pump house were painted and roof repairs were done
- main staircase was stained
- lower dam was cleared
- a new faucet was installed in the men's restroom
- the new pool cover was purchased and installed
- there were neighborhood parties for July 4th and Halloween

The minutes of the 2015 Annual Meeting were read and approved as read.

A packet of proposed rules revisions and clarifications was provided for each Member. A copy of this packet is attached to the original of these minutes. Chris Leppo reviewed the information and called for objections and discussion. Ron Carter made a motion to adopt the Rules Packet in its entirety. Joan Lopez seconded the motion and it passed unanimously.

A copy of the 2016 Budget Actual and Proposed 2017 Budget was provided to Members by Bonnie Tedder, LSCA Secretary (copy attached to the original of these minutes). A motion to accept was made by Pete Britt and seconded by Rick Nix. After discussion, the Budget was approved as presented.

The following took place in the open forum discussion of the meeting:

It was mentioned that fairly soon our swimming pool apron is going to need replacement. We have received estimates of more than \$15,000.00 to do this work. Jesse Hultburg volunteered to

look further into this project. Todd Hall said that there is a possibility that a foam-type substance can be used to raise the sagging concrete.

Ron Carter asked about the dam inspection that Lake Somerset had been notified of. Bob Hoenes said that the inspection was supposed to take place sometime in October, but we haven't been notified of an exact date, yet. We are now a Class II dam and need to avoid the possibility of becoming a Class I dam because it could involve modifications to our spillway.

There was discussion of the need to dredge the coves and it was mentioned that Cobb County might could be re-approached about helping with silt screening in the creeks that enter the lake. Tim Beck and Jesse Hultburg volunteered to form a committee to explore the options for silt fences or walls. Ron Carter made a motion to allow the Board to spend up to \$3,000.00 from the cove fund toward this project. Kim Kissiah seconded the motion and it was approved unanimously by the Members.

A motion was made to allow the Board to spend up to \$1500.00 to proceed, if needed, to add on to the boat rack. The motion was seconded by Jesse Hultburg and approved by the Members.

Chris Leppo introduced the possibility of increasing the LSCA dues. After discussion, Rick Edwards made a motion that the 2017 LSCA dues be \$300.00 Maintenance Only / \$150.00 Amenities use for a total of \$450.00. Ron Carter seconded the motion. There were 16 votes in favor, 0 opposed.

A committee was formed to increase Membership and explore the possibility of becoming a Mandatory Association. Members of the Committee are: Nancy Banks, Jesse Hultberg, Kim Kissiah, Amy Homrich, Becky Nix.

Jim Haynes made a motion that boat storage rental for 2017 go to \$50.00 per slot. Ron Carter seconded the motion and it was approved by the Members.

The 2017 Board of Directors was elected as follows:

President: Jesse Hultburg
Vice Pres: Tim Beck
Treasurer: Bonnie Tedder
Secretary: Becky Nix
Director: Chris Leppo
Director: Bob Hoenes
Director: Julia Broughton
Director: Kim Kissiah
Past Pres: Rick Edwards

The meeting adjourned with a BBQ luncheon for everyone.

Respectfully submitted,
Becky Nix
LSCA Secretary