

Minutes
Lake Somerset Civic Association
Annual Meeting
September 18, 2022

All Members were asked to sign in as they arrived at the meeting in order to determine a quorum. Sign-in sheet is attached to the original of these minutes, and it was determined that a quorum was achieved.

Lisa Beck welcomed everyone to the meeting and announced that due to recent resignations, there are currently four Board Members (Lisa Beck, Julia Broughton, Becky Nix and Don Russell). Lisa also announced that the swimming pool will be closing on October 2.

The minutes to the Annual Meeting of 2021 had been distributed to the Members for their review prior to the meeting and Lisa asked if there were any questions regarding them. There were none and Ron Carter made a motion to approve the Minutes as written. Lenny LeCompte seconded the motion and the motion was approved by the Members.

The Treasurer's Report was also previously distributed. This report included the proposed 2023 Budget. There was some discussion that included the information that 10% of all dues go into reserves. It was also noted that if we spend all of the budgeted money, there will be a \$4,000 to \$5,000 deficit. The Members were reminded that our dues increased in 2010 for a designated Cove Fund, 2013 for a designated Tennis Court Fund and 2018 for a designated Swimming Pool Fund. The Board is recommending a \$50.00 per Member increase for 2023. This would be the first increase in many years for operational funds. The \$50.00 increase will make the 2023 dues be: \$350.00 "Maintenance Only" and \$200.00 "Amenities" making the total full Membership \$550.00. Pete Britt made a motion that we accept the 2023 Proposed Budget as presented. Casey Tuchscher seconded the motion and the motion was approved by the Members.

Lisa Beck also mentioned that Committee volunteers are needed for the next year and volunteers are needed if we want to have a Halloween Party for the neighborhood. There was a Committee volunteer sign-up sheet available at the meeting.

There was discussion regarding the Crepe Myrtle trees that are near the baby pool. It was felt that, while these trees are very pretty, they create a considerable mess in the swimming pool, the skimmers fill with the fallen flowers and as a result, can't function properly. The question was asked if the Members would like to see them cut down or just trimmed back. Discussion followed with a suggestion that we try cutting them back for now to see if that helps alleviate the excess mess in the pool. Another suggestion was made that we add some type of evergreen tree(s) to this area. A suggestion was also made that we improve the landscaping at both entrances to the neighborhood. It was decided that all of the above suggestions will be given to the Landscape Committee for consideration.

Ron Carter brought up the fact that the tennis courts need to be cleaned. The manufacturer of the resurfacing product that was used several years ago said that optimally, they need to be cleaned every five years. This suggestion will be given to the Tennis Court Committee to obtain the best method and pricing.

New Business

Members are needed for the Board of Directors for 2023. A question was asked "what does this entail". Lisa Beck answered with a brief description of Board responsibilities and the requirement to attend Board Meetings each month.

The volunteers for the 2023 Board were: Lisa Beck, Julia Broughton, Ron Carter, Karen Davenport, Scott Giles, Becky Nix, Don Russell and Jennifer Wood. Pete Britt made a motion that the above list be approved as the Board of Directors for 2023. Angel Grimes seconded the motion and the Members approved the above slate for the 2023 LSCA Board of Directors.

There was a question regarding the Board positions – whether there will be a lateral Board or assigned positions. It was decided that there will be designated positions, i.e.; President, Treasurer, Secretary, etc. to help to Board function smoothly.

There was also a question about which Bylaws of the Association are in effect. Lisa Beck explained that in 2017 the Members approved Bylaws that had some revisions. However, these Bylaws were never officially recorded but are considered in effect by the Board because of their adoption and approval by the Members. The 2014 Bylaws are currently what is recorded with Cobb County.

Angel Grimes has submitted a letter to the Board regarding the land boundary between her property and Lake Somerset amenity property. It was felt by some that this letter is sufficient to determine the boundary and could be recorded in Cobb County. Casey Tuchscher felt that this is not sufficient to officially determine a resolution between the two properties. Angel Grimes stated that she will grant permission for LSCA to use any current possible encroachments. Casey felt that this will not be an acceptable solution because encroachments can't be given and taken away. This issue was tabled until more work can be done to determine the correct way to handle it. There was a suggestion that we have an Attorney review it. Lisa Beck said that she will ask the Attorney that is handling the Permanent Membership proposal to look into it.

The question was asked: If funds are included in the budget, can this money be spent as needed. Answer: If it is in the budget, the expenditure does not have to be within the \$1,000 limit for the Board to spend without Member approval.

Casey Tuchscher suggested that, as a neighborhood, we display flags for patriotic occasions during the year. It was suggested that possibly a Boy Scout Troop or church youth group might be interested in helping with this as a Community Service Project. This idea will be referred to the Social Committee.

The meeting was adjourned at 4:54 p.m.

Respectfully submitted,

Becky Nix
LSCA Secretary