



Board Meeting - Sunday, December 6, 2020 3PM

Present at Regis's house were Regis, Bobby, Paul and Greg

Virtual were Nancy, Brian and Mike

Absent Members: Drew, Eric

Secretary Report :

Minutes from last meeting, September 2020, were sent out and reviewed by all. Motioned and Approved

Treasurer Report:

\$24,529.73 General Checking

15,441.76 Community Dock Fund

\$39,971.49

- Outstanding Property Owner Dues - \$400 - lot # 48 This owner has been delinquent for several years. Bobby is keeping the total calculations of amount owed on the lien. The lien does not have to be renewed until lot is foreclosed or sold.
- Regis paid the annual DPOR dues and has certificate for HOA.
- Bobby reported that we now have 3 new buoys for the Marina and Paul reimbursed BG from the Dock Account.

Architectural Committee Report:

Lot 50, Deriso - lot being cleared; builder is Hayes

Lot 12, Burton - building is progressing, builder is Hayes

Lot 39, Davis - Working with an architect; not under contract with any builder at this time.

Lot 44, Bowman - Hope to get building started soon; Tommy Daniel is builder

Lot 58, Willse - Closed on lot in November; will put in driveway and build boathouse this winter

Lot 47, Jerack - Have not closed on lot at present time; no immediate building plans

Lot 10, Wilson - surveying for septic on lot and then survey for house plan; build next fall

Lot 46, Rufison - plan to build boathouse this year

Regis will contact Scott Jackson to have informal discussion about his satellite dish in front yard. Greg said the Jacksons recently switched over to Empower for better reception and they will not be using the dish, so he should be okay with removing the dish from front yard.

Landscape Committee Report:

Brian, Drew and Nancy met with consultant, Steve Hill, to gain advice for a master landscape plan. His recommendations are as follows:

- Field - leave as is to stay within the farm feel of the community.... 'Drive By' look is adequate. If any seeding is to be done after septic lots are formed, use grass seed appropriate to the season (centipede in the spring or Kentucky Blue / Fescue mix in the fall)
- Wildflowers - We could add color to the field by creating a wildflower area in the upper area which would bring interest and color to the field. Nancy will contact provider and get quotes and more information.
- Planting design along entrance road - Combination of trees and bushes to create interest along the road and soften view of the field. Can be done in two ways : phase 1 - just trees (6 on each side) at a rough estimated cost of \$5000-\$10,000 Phase 1 & 2 - would add the beds and bushes among the trees. This would create beds that would need regular landscape service for mulching, weed control and trimming. The entire project of phase 1 and 2 would have a rough estimate of \$20,000-\$30,000.
- Grading of Ditches - No recommendations at this time
- Fence Replacement / Repair - Drew has removed the bottom rails that were rotting to spruce up the appearance of the fence. We hope this allows us to keep the fence for a few more years before having to replace. Replacement of split rail would be around \$7500. We may decide on another type of fence.

Brian suggested that at the next meeting we consider choosing between 4 options for future landscape planning:

1. Do nothing
2. Do wildflower accent area
3. Do phase 1 tree plantings
4. Do entire landscape plan.

Greg asked that we determine where the utility and septic lines are located before we dig. We should have all existing utilities and septic lines marked in the area before final approval. Regis will check on septic lines with surveyors that are applying to do septic fields with builders.

Pickleball Court Report:

Estimate of \$30,000 - \$50,000 to build a court with fencing surround.

There was discussion of painting lines for a court onto an asphalted area in the community such as an area attached to or part of the trailer lot. Discussion centered around what area was available to expand the trailer lot to accommodate more trailers and also a pickleball court area.

Boat Lot Paving:

There are three options for paving:

1. chip and seal - \$25,000
2. Reused asphalt - \$35,000
3. New Asphalt - \$45,000

Discussion centered around the need to expand the lot prior to asphaltting. With more homeowners and also the possibility of creating a pickleball court, it would seem prudent to expand the lot prior to asphaltting. This would increase the estimated cost.

Regis will get a survey of the areas available for expansion of the parking lot.

Discussion today centered on three open projects (landscape, lot paving, pickleball court) to discuss details and possibilities of each without concerns of cost at this time. January meeting will be time to discuss approval, prioritizing and timing of the projects and how to pay for projects.

We will need to assemble slate of new officers for the Spring meeting. Drew is in line to be next president; we will need new VP and other directors.

Next meeting is scheduled for Sunday, January 10th at 3PM - Meeting adjourned at 4:10PM