

Board of Trustees

Minutes for March 21, 1987

The meeting was called to order at 9:00 a.m. by President Jack King.

All members were present except Tr. Wilson-Hoss, whose absence was excused.

Also attending: Dave Best, Bill Gaffney, Everett Kissler.

Treasurer's report- Trustee Redman.

The Board studied the monthly statement of income and expenses provided, which revealed that finances are about as expected. Revenues are down, and the shortfall has made it necessary to defer payment of current expenses for a month. It was agreed that a loan be made to cover payroll, expenses, etc. Tr. Soehnlein stated that funds may be available from the Water Committee without delaying any of the planned activities of the system, and that he will confer with the Committee for their approval of a loan for this purpose.

Motion was made by Tr. Gronseth, second by Tr. Pelk, with opposing vote by Tr. Stricklin, and carried by the Board as follows:

To borrow up to \$20,000 as needed for expenses through May, 1987.

In taking this action, the Board stipulated that approval was given to obtain the loan, but that any future refinancing would be made only by a corporate resolution.

Following are proposed changes to Article IX as submitted by Everett Kissler:

1. No proration of membership dues for club owned lots;
2. Each lot owner would pay 50% of the dues for that lot;
3. The Board cannot borrow funds to balance the budget without a vote of the general membership;
4. No amendment may be made to these By-Laws until 1992.

A lengthy discussion followed, centered on current proper maintenance needs, as opposed to the amount of maintenance required at the time the facilities were new.

Motion was made by Tr. Stricklin, second by Tr. Soehnlein and carried by the Board as follows:

That the ballot issues include three options:

A vote for the By-Laws, recommended by the Board of Trustees;

A vote for the By-Law amendment to Article IX as submitted by Everett Kissler; or

A vote for no change to the current By-Laws.

Architectural Committee- Joe Anne Paradise.

Joe Anne reported that not much activity is going on in the way of new construction, but that there are a few homes being built at present. Correspondence is continuing in other cases in Divisions Four and Five.

Tr. Pelk asked of progress with Tess Smith, who has been living in a travel trailer in Div. 4. No response has been received lately, and the property is now for sale.

Tr. Stricklin commented that Carl Neilsen, Div. 3, Lot 97 has never planted cover on concrete walls on his property as stipulated by the Board when his application for a variance was approved.

The owners of a concrete bulkhead at the entrance to the Bird Sanctuary in Div. 3 should be contacted about the unsightly appearance of the bulkhead.

Tr. Rumberger remarked on construction of a woodshed in Div. 2, to which Joe Anne stated that woodsheds are one area that we have no guidelines on. The Committee will look at developing some criteria for this type of a shed built onto a house.

Greens Committee- President King.

Jack reported that the main reason for the new sand traps was to improve drainage, and at the same time, to enhance the character of the golf course. The Committee reaffirmed the fact that work on the course will be completed by April or May of this year. In the areas where sod has been removed, new growth is to be propagated.

Executive Committee- President King.

Jack reported that the two golf cart sheds, which had been available to the Pro Jeff Jackson, have been officially returned to the club. The rental funds for these sheds have been returned to the Pro, and the sheds will now be rented out and billed by the club.

The following recommendations were approved:

Doyle Owens is to receive \$50.00 per month as Activities Coordinator;

Mike Ellis is to be sent a social membership, with a reminder that the card is complimentary for his occasional playing piano for the club.

Two dinners are to be donated to the Lake Committee for the Fishing Derby.

Ernie Page is to be enrolled in the club employees' medical plan as of April 1st. This waives the final month of the ninety day period and is in consideration of her previous club employment.

The dates to hold the April Annual Meeting, and Candidates' Night were discussed.

Motion was made by Tr. Redman, second by Tr. Stricklin and carried by the Board as follows:

That the practice be continued of holding the Annual Meeting on the Saturday before opening day, fishing season.

Motion was made by Tr. Redman, second by Tr. Stricklin and carried by the Board as follows:

To hold Candidates' Night on the Friday before the Annual Meeting provided the Activities Calendar is open for that date.

It was agreed that dinner will be served at 7:00 p.m., and Candidates' speeches will begin at 8:00 p.m.

The recent Teen Dance was very successful. A letter of appreciation will be written to the principal and student body thanking them for the decorum of the young people at the dance.

Bill Gaffney announced the names of the candidates who are running for seats on the Board and the Water Committee:

For the Board- Pat Feist, John Getty, Wayne Sims and John Thompson.

For Water Comm.- Guy Barrett, Dave Best and Jerry Soehnlein.

Lake/Dam- Tr. Gronseth.

Patti reported that she and Tr. Stricklin are nearing completion of a computerized system for accounting for the Special Lake Assessment.

Division 1, Lot 63 is the location of an abandoned dock. A letter will be written to the owner requesting removal.

Maintenance- Tr. Olson.

George reported that any problems with the water system should be handled by the Maintenance Department. A notice of this will be included in the Newsletter.

The weed machine is not operating at present because repair parts are no longer available from the manufacturer. Parts now must be sent to a local machine shop to be fabricated. This is costly, and the completion time is indefinite.

Restrooms are being painted inside, extensive work has been done in the clubhouse kitchen, and work on the Bird Sanctuary islands is almost complete.

The wierboard at the dam will be replaced on or about April 15th.

Water Committee- Tr. Soehnlein.

Jerry reported the development of a final program for controls for the wells. After equipment has been obtained, the controls will be installed, and meters will be hooked up shortly.

Other Business-

The agenda for the Annual Meeting was discussed at length. The bar is to remain closed until the meeting is recessed for voting.

An assessment of \$50,000 is needed to reduce the deficit and to provide for a fresh start in September.

Motion was made by Tr. Redman, second by Tr. Plancich, with opposing vote by Tr. Stricklin, and carried by the Board as follows:

That a special assessment of \$36.50 per lot be sought, to be payable June 1, 1987. Assessment not to include club properties.

This assessment will be on the April ballot. Tr. Redman commented that special assessments will be annual requests because the facilities cannot be properly maintained under restricted By-Laws, and with current usage requiring increased services. In addition, future modifications to a cap on expenditures by the Board will certainly be requested as our growth and usage continue to increase.

Meeting adjourned at 12:30 p.m.

Respectfully submitted,

Patricia Glance