



**Minutes (draft) – Saturday, August 17,
2024 Great Hall | Lake Limerick
Zoom or In Person**

- 1. 9:00-9:05am Board Introductions & Roll Call: President - M. Robinson, Vice President – M. Berni, Secretary – P. Paradise. Directors: J. Ingemi, B. Smith, M. Paradise, D. Dyson, K. Evans (Ex Officio)**

President M Robinson called the meeting to order at 9am. Secretary P Paradise called role and the following members were present: M Robinson, M Berni, P Paradise, J Ingemi, B Smith, D Dyson, Water Chair K Evans, and General Manager S Ramos.

M Paradise was absent with an illness

- 2. 9:05-9:20am Community Input/Comments (15 minutes):** This time is allocated for community members to let the board know of areas they should be made aware of. In most cases the board will listen to get more insight, and questions will not be answered. The president may ask a clarifying question and/or call on a board member or the general manager if they have expertise in this area. Issues raised may be added to next month's agenda or be referred to the appropriate committee if the member so requests.

A community member requested an update on social membership status, record keeping, and income.

A community member questioned why hoa and water bills were not combined resulting in additional costs. The question was also asked about electronic bill pay opportunities for hoa and water bills.

- 3. 9:20-9:25am Approval of Minutes:**

Actions: Motions to approve the Minutes from

- The Board of Directors Budget Planning Session of July 17, 2024
- The Board of Directors Meeting of July 20, 2024
- The Board of Directors Budget Planning Session of July 24, 2024
- The Board of Directors Special Board Meeting of August 1, 2024
- The Board of Directors Budget Planning Session of August 6, 2024
- The Board of Directors Budget Planning Session of August 8, 2024

A motion was made by J Ingemi, seconded by D Dyson, and passed with no nays to approve the above referenced 6 board meetings and planning sessions minutes. (see board packet for detailed minutes)

- 4. 9:25-9:35am President's Report: M. Robinson**

President M Robinson provided a brief Presidents report (see attached for complete details). The report covered the following topics: volunteers and their importance to the community, the growing requirement for high quality staff and management. A brief budget introduction to the upcoming budget and member opportunity for input and attendance.

- 5. 9:35-9:45am Financial Report**

- Current Financials

Action: Motion to accept Treasurer's report

The treasurer's report was unavailable due to illness, the report and its approval will be deferred until next month. General Managers report will touch on financial matters

A motion was made by J Ingemi, seconded by M Berni, and passed with no nays to defer the treasurers report until next month.

6. 9:45-10:10am General Manager Report- Shannon Ramos

General Manager S Ramos provided a detailed report updating action items as well as work in process (see attached PowerPoint presentation) Inn bathroom renovations are nearing completion, Inn parking lot fence is complete, lake weed treatment is ongoing. Pedestrian gate at spillway will be replaced, security services are being reviewed for the overall process and improvement. Well site 1 was vandalized with graffiti and will be fixed. A proposal and scope by the lake dam committee to repair the sport court was discussed, the amount to make improvements is \$6,600.00 over the budgeted monies, a decision was made to increase the funding needed to make minimal repairs needed. A comprehensive review of the scope of the work will be developed with budget information for a long-term solution. 3 mph signage for bird sanctuary is in process. Inn Island stabilization project is in design and scope phase. A new payroll platform is being implemented; hoa specific management software platforms are being investigated. A member support specialist and an operations manager job description and hiring process is being developed. An update of bank accounts and signature cards is also ongoing. HOA and water system bank balance were reviewed, as well as past due accounts were reviewed. Audit status: ongoing – with 18 of 20 remaining requests having been met, our financial specialist is on task and dedicated to completing the audit. A recommendation to implement late fees for past due accounts was requested by the General Manager. This will be an agenda item for next month. The water system billing system Amsten provided two days of employee training. An all-staff meeting was held with the General Manager and all staff.

A motion was made by B Smith, seconded by J Ingemi, and passed with one nay vote (p paradise) to approve up to \$12,000.00 for repairs to the sport court surface. The work will be overseen by the General Manager.

7. 10:10-10:25am Water Report: K. Evans

Water Chair K Evans provided a brief report on the water system (see attached). Picatti Brothers scope of work is complete except for well 6. They will return in August with the larger equipment required to facilitate examination and repairs of well 6. Following completion of all the work, an exhaustive report of conditions will be issued within 30 to 45 days. Installation of source meters is ongoing. SCADA control system upgrades are part of the 2024/2025 water system budget. A voluntary water conservation measure is in place and indications are that it is being utilized. The water system manager continues to work on approved projects scope and budgets and will share the information at water system meetings and with the board. The water system plan completion is down to about 6 items that require an answer to the State Health Department. The water manager is working with the water plan consultant to complete the required tasks.

8. 10:40-11:15am New Business

- a. New board candidates each speak, 3 minutes per candidate please.

There are six candidates for the two open board seats. Tamy Fletcher, Kyle Skinner, Sandy O'Hara Nelson, Joel Grey, Kelly Evans, and Rich Hamilton. Each candidate was provided a time slot to introduce themselves to both the board and the community. The board will adjourn to a closed session to discuss and appoint two new board members.

- b. Motions to the Board from Committees, including The Architecture Register and the Compliance Register – P. Paradise

See attached motion to the board for complete details on all motions

- c. HOA operating and capital budget- motion to approve

The 2024/2025 hoa operating and capital budget was presented and following a discussion a motion was made by J Ingemi, seconded by D Dyson, and passed with no nays to approve the HOA operating and capital budgets as presented.

- d. Water system operating and capital budget- motion to approve

The 2024/2025 water system operating, and capital budget was presented and following a discussion a motion was made by J Ingemi, seconded by M Berni, and passed with one nay vote (p paradise)

9. 11:15-11:20am Community Announcements

Glow ball at golf course tonight, a budget town hall member meeting September 9th at 7pm, and the end of summer bash at the Inn on August 31st.

10. Motion to Adjourn to Closed Session to discuss legal/personnel issues and Compliance Register/Hearing Committee Issues

A motion to adjourn to closed session to discuss legal/personnel issues was made by M Berni, seconded by J Ingemi, and passed with no nays

11. Motion to Reconvene to Open Session

A motion was made by P Paradise, seconded by J Ingemi, and passed with no nays to reconvene to open session

12. Motion to Accept all Motions Made in Closed Session

No motions were made in closed session –

A discussion of 6 candidates for two open seats on the board and the selection of two finalists occurred in closed session. Joel Grey and Rich Hamilton were selected from the pool of candidates to be appointed to the LLCC Board of Directors to fill the existing terms of office.

13. Motion to Adjourn

A motion to adjourn was made by J Ingemi, seconded by P Paradise, and passed with no nays