

BOARD MEETING MINUTES
August 14, 2023

CALL TO ORDER: DK – called the meeting to order at 6:40pm. Board members Suzanne Smith, Dava King, Lara Huffmaster, and Perry Kotsinadelis were present. Two guests in attendance.

GUEST SPEAKER: None.

MINUTES: SS – Motion was passed to waive the reading of the July 2023 minutes and they were approved and accepted as written.

FINANCIALS: DK reviewed the latest bank balances and balance sheet for period ending 07/31/2023. The AR report was reviewed regarding annual fees.

EXECUTIVE SESSION RESULTS:

BUSINESS:

1. Lakes – Are in great condition. There has been some evaporation of water from the lakes due to the heat, but still in good condition. This should not affect fish populations.
2. Parks – PK- Great shape. Perry suggested next year we may want to consider putting in a gate at the boat ramp. People using the ramp continues to be a problem with no tags. It has also been difficult to get consistent towing from Kwik Tow, which a gate could solve. Approximate cost \$12K.
3. Dams – PK Good shape. No issues.
4. Cameras – Installed and recording.
5. Website – Chari Elam is present for our meeting tonight going over the new and improved website. Very impressive and user friendly. She will continue to maintain the website and update as needed monthly.

ACHITECTURAL CONTROL COMMITTEE:

1. WB – No new builds. Amanda will work on a new welcome letter to go out to new homeowners. The letter will include useful information for new homeowners such as water, electric, and internet companies.

BUILDING COMMITTEE:

1. DK – No rentals. It was discussed for next year to work on renovating the community building to make it more attractive for renters.

TOWING COMMITTEE:

1. No tows. Kwik tow has been hard to get them out to tow. People put receiver locks on their trucks and trailers which makes it impossible to tow a vehicle. It isn't worth their time to come out if the trailer is locked up.

ACTIVITIES COMMITTEE:

1. We discussed having a community event around November time frame to introduce new deed restrictions to homeowners.

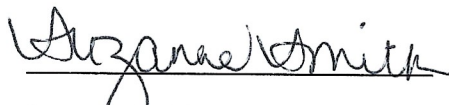
NEW BUSINESS:

1. The Eagle Scouts would like to complete a project for LCF 2023/2024 such as benches ect. A few ideas will be submitted to the Eagle Scout leader so they can decide on a project. We look forward to hearing their ideas.
2. The insurance company that provides insurance on the community building would like to increase the coverage amounts for next years renewal. Dava King will discuss this further with our agent to see if this is necessary.

OPEN SESSION:

Chari Elam suggested LCF having signage at the entrances of LCF. Problem is LCF doesn't own any of the property where signage could be placed, and homeowners haven't been willing to accommodate the sign on their property.

ADJOURN – The meeting was adjourned at 7:40 PM.



Suzanne Smith, President



Dava King, Treasurer