

LAKE HAUTO CLUB
BOARD OF DIRECTORS MONTHLY MEETING
September 15, 2005 – 7:00 P.M.

Present: K. Snyder, H. Tokosh, R. Brightman, L. Mosser, M. Infante, J. Totani, J. Mikovich,
N. Seifert
Excused: J. Pilla
Presiding: K. Snyder

Opening Remarks by the President:

- Thank you for coming.
- Introduction of the new board.

1. Approval of the Regular Minutes

- Motion made by K. Snyder, seconded by R. Brightman, to approve the August minutes, second by J. Mikovich. All in favor, motion carried.

2. Approval of Treasurer's Report

- Discussion held on variances between August 31 report showing General Fund at \$49,049.07 and September 15 report showing minus \$9,874.89.
- Motion made by R. Brightman, seconded by M. Infante to authorize the borrowing from the dam assessment fund sufficient monies to cover operating expense shortfalls on a month-to-month basis with the promise to repay all borrowed funds as soon as possible. In favor: K. Snyder, H. Tokosh, R. Brightman, L. Mosser, M. Infante, J. Totani, N. Seifert. Abstain: J. Mikovich. Motion carried.

3. Approval of Bills to Be Paid

- [Board neglected to approve bills to be paid at the meeting. Approval made by vote later in the week.]

4. Correspondence

- Membership application received from Peter Evanofsky and Christian Cahoon. Motion made by R. Brightman, seconded by J. Mikovich, to accept the new members pending completion of documentation. All in favor, motion carried.

5. Committee Reports

Committee reports suspended for this meeting pending committee assignments.

6. Old Business

- None.

7. New Business

- a) Discussion held on new roof for community center. Motion made by R. Brightman, seconded by H. Tokosh to accept Bachman Roofing flat roof bid for approximately \$31,000. In favor: K. Snyder, H. Tokosh, R. Brightman, L. Mosser, M. Infante, J. Totani. Against: J. Mikovich. Abstain: N. Seifert. Motion carried.
- b) Board agreed that the start of the board meeting "five day notification rule" was the day after a notification is received.
- c) Discussion of variance for Raymond Kevilly property at 44 Park Dr. K. Snyder to look into whether or not the board has the right grant such variances. Speculation that member may need to first obtain a township zoning variance.
- d) Discussion of a financial audit. L. Mosser to form an audit committee to determine how far back an audit should go.

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- e) Discussion on J. Wallbillich resignation as association counsel. Motion made by J. Mikovich, seconded by R. Brightman to accept Wallbillich resignation. All in favor, motion carried.
- f) Discussion on retaining Stan Burke as counsel for the four current litigation activities. Motion made by J. Mikovich, seconded by R. Brightman to accept Stan Burke as counsel for the four current litigation activities. In favor: K. Snyder, H. Tokosh, R. Brightman, L. Mosser, M. Infante, J. Mikovich, N. Seifert. Abstain: J. Totani. Motion carried.
- g) Motion made by J. Mikovich, seconded by R. Brightman to release security gate cards to Greenwood Lake residents. All in favor. Motion carried.
- h) Board agreed to the creation and distribution of a member survey with cover letter.
- i) K. Snyder announced that the east entrance gates had been purchased at the same time as the main entrance gates and they are sitting in the maintenance garage. No location has been determined for them so they will not be installed this winter. It will be a month by month decision to begin main gate operation pending the resolution of numerous problems. The membership will be given at least a one month notice.
- j) Motion made by R. Brightman, seconded by H. Tokosh to obtain a bank safe deposit box for the club's deeds and important documents. All in favor. Motion carried.
- k) K. Snyder announced that work on the Eastwood and Oakwood restrooms would begin this December.
- l) K. Snyder announced that there is a drainage problem at the Eastwood beach that is letting silt into the filter pump. Motion made by R. Brightman, seconded by L. Mosser to allocate \$1,000 to correct drainage problem and \$1,000 to fix selected picnic tables and selected dock structures. All in favor. Motion carried.
- m) Motion made by R. Brightman, seconded by M. Infante to retain the operating procedures whereby all bills to be paid must be first approved by the board with the exception of the usual recurring bills such as utilities, taxes and payroll. In favor: K. Snyder, H. Tokosh, R. Brightman, L. Mosser, M. Infante, J. Mikovich, J. Totani. Abstain: N. Seifert. Motion carried.
- n) Discussion held on possible Nextel replacement for current walkie talkies.
- o) Discussion held on G. Stewart pool placement. K. Snyder to review actual placement vs. permit. R. Brightman will review other violations and report at the October meeting.
- p) R. Brightman announced the restart of club newsletters. Would like to put one out ASAP, but need gate information. Will try to have one out by the end of October.
- q) K. Snyder announced that a truckload of "cold patch" will be used to repair various club roads.
- r) Discussion held on ATV rule enforcement. One club member suggested a \$50 reward for catching violators or trespassers. More discussion scheduled for October meeting.
- s) R. Brightman announced he will begin work to restore the club's website.
- t) Discussion held on the club's retention of member social security numbers. Motion made by M. Infante, seconded by L. Mosser to have all social security number records purged from the club's computers and paper records. All in favor, motion carried.
- u) R. Brightman announced the resignation of V. Dauchess from the Panther Creek Partners advisory committee. Motion made by R. Brightman, seconded by H. Tokosh to have Irene Genter fill the vacancy. Against: J. Mikovich. Abstain: N. Seifert. Motion carried.

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8. Club Member Discussion

- Discussion held on the security gate/east entrance/community center (SECC) assessment. The board pledged to publish a full accounting of the assessment spending. Same pledge for the recent Great Oaks Drive spending.
- The board failed to draw a fish raffle fourth place winner last month. Rodney Lechleitner is the fourth place winner.

Adjournment:

There being no further business, a motion was made by J. Mikovich, seconded by J. Totani, to adjourn at 9:40 P.M. All in favor, motion carried.

Respectfully submitted by,

Richard Brightman
Treasurer, Lake Hauto Club