

LAKE MINTERWOOD BEACH CLUB
MINUTES FOR BOARD OF TRUSTEES MEETING
July 24, 2023 6:00 PM at PARK PAVILION

The meeting was called to order at 6:01pm by Chairman Alanna Hartzell. Present were Gail Howe-Jennings, Adam Lamecker, Don Thomson, and Katie Wilkinson. Roger Roth, Mark Wood and Gary Krancus were absent. No guests.

1. Gail *"moved to approve the June 28, 2023 Board Meeting Minutes."* Katie seconded. Passed.
2. Financial Reports: Treasurer Adam Lamecker reported:

a. Aug 1, 2022 – 23 July, 2023 Financial Report

Balance Sheet

Total assets are \$145,452 which is 22.0% less than last year. This is due to the reserve expenses that were made this. Net income is \$16,710, 12% less than last year at this time.

Profit & Loss

Total income was \$115,890 which is \$8,273 more than last year. Dues collected to date are \$35,061 more than last year. Expenses for the current fiscal year to date were \$38,529 higher than last fiscal year at this time due to the special projects that were completed and additional lake treatment expenses.

Check Details

This report is for June 28, 2023 – July 23, 2023. Weed control for July cost was \$7,990.00. (SmartSigns was a one time cost for Parking Tags)

A/R Aging Summary

Total currently owed is \$15,111 compared to \$18,571 from last month. 216 lots still owe 2023 dues.

Gail to send an email to all property owners as a reminder that dues are owed August 1st and will be charged a \$15 late fee each month unless a Payment Plan Contract is signed.

- b. Payment Plan contract: Don moved to approve the presented PP contract. Katie Seconded. Passed. It will be place on letterhead.
3. Correspondence/Secretary Report: none
 4. Committee Reports:
 - a. **Architectural Control:** Alanna Hartzell -- reported approval (1) house paint (2) removal of dangerous and dead trees (3) replacement shed (4) new garage.
 - i. *Alanna, Katie and Gary are gathering information on possible postcards for ACC unsightly conditions from a community walk-around.*
 - ii. Adam moved to fine Minterwood homeowner \$100, if necessary after inspecting, a fence and fill & level excavation since no compliance from previous letter. Don seconded. Passed. *Alanna to draft the letter.*

- iii. Adam moved to fine \$100 for dogs off leash and swimming in park beach area by homeowner previously sent two Postcards with no compliance. Don seconded. Passed. Additional occurrences are to result in another \$100 fine each. *Alanna will draft letter to be given to Felice with invoice.*
 - iv. *Alanna has given special permission for one property owner on Minterwood to have a Wildlife Buffer Zone.* Consensus of the Board was to issue signage.
 - b. **Lake Management:** Don Thomson –
 - i. Aquatic spraying treatment costs have gone up.
 - ii. The well is functioning as well as can be expected.
 - c. **Property Management:** Mark Wood –
 - i. Mark is to follow up on getting inside molding to complete the clubhouse door installation.
 - ii. Street entrance aluminum sign is pending as Brian is coordinating with Mike.
 - iii. Adam is thanked for trimming the park driveway branches at both ends.
 - d. **Community Events/Security** – Alanna reported
 - i. July 14-16 all-community yard sale had a good turnout of approximately 20 participants.
 - ii. Community picnic is confirmed 12:00 to 4:00 August 19th with games, hamburgers, hot dogs, and will need cooking volunteers.
 - e. **Welcoming Report** –Katie delivered packets to Karashin and will need to mail to Bates since a vacant lot.
- 5. Old Business –
 - a. The committee for By-laws, CC&R's and Rules & Regulations wrote draft for RC regulations and meets next on August 6th to further pursue rental suggestions.
 - b. Gail reported that Liberty Mutual Directors Insurance will not consider coverage if a community has up to 50% rentals.
- 6. New Business – none
- 7. Master Calendar on target.
- 8. Don moved we adjourn at 7:27. Adam seconded. Passed.

Next meeting will be Monday, August 21st 6:00pm at the Park Pavilion.

Submitted by Gail Howe-Jennings

APPROVED 08.21.2023

PREVIOUS ITEMS FOR FOLLOW UP

Current needs from the Capital Reserves Report are to replace the playground wood chips. Next year in 2024 more discussion on revamping the beach parking lot.

Don will investigate lake level, precipitation, and evaporation criteria for a recommended new weather station for us to purchase.

Recruit new Trustees

Complete synopsis of lake management notebooks-pending

Date to be determined, Don to demonstrate how to do Well Monitoring Procedures

Apply for lake maintenance grants and fish stocking grants (due by February 1st)