

**LRC Board Meeting
July 12, 2016**

Attendance:

Janet Shellenberger
Leslie Johnson
Kevin Mote
Sam King
Lorie Blanda
Kenny Roy
Trish Billings
Lilly Sweeney
James Smith
Anne Miesen
Lynn Moore

Meeting called to order at 7:03

No minutes from June available.

Managers/Facilities Report - Shannon:

Provided list of rentals through August.

Be aware of any drips/drain lines because AC is in full use with the heat.

Volleyball Court – considering hiring day laborers to replace the sand. Will ask Jackie to research costs for day laborers, removing sand vs. leaving sand and then replacing sand. Even with summer almost over – is it still worth doing now. It has been put off so most members think it needs to be done.

Tennis Courts – Trenching project for drain problem on Court 4. Plans to work on this in late August and ask lifeguards who want to get paid to work on the project.

Pool – Well water – used about half of our allotment right now.

Initial reading 5,077,000
Current reading – 5,337,500
Usage to date – 260,500
Allotment 400,000
Well currently off

Crack in pool decking on lake side of the pool. Jackie calling Sahara pools for a quote to fix this area.

Misc. Items – New tables and chairs have been delivered.

4th of July “open house” went well. Suggestion to begin planning earlier next year.

Treasurer's Report - Lynn:

Reviewed financials – highlighted some areas of income – rentals, FINS, office leases.

Some repairs – damage to outside siding due to bee hive and “football” accident, office had some sheetrock damage due to flood.

Purchased a new laptop for club office. Purchased table and chairs (swim team offset these costs and LRC paid for shipping).

Swim Team Liaison Report – Trish & James:

James brought up issue again of FINS request for a light on the deep end “corner”. Discussion regarding whether or not there is electricity available where FINS would like to place the light. Would be a nice gesture for the LRC to help FINS with this project. Would benefit club – it is dark in that area for some events such as Crawfish Boil, parties,

James will ask Bill with FINS to present their plan so board can 1) approve the plan; and 2) decide if we will contribute anything.

Tennis Team Liaison Report – Anne Miesen:

No report.

Social Committee Report – Lorie:

Lorie would like to create a sub-committee. Trish will give Lorie some people to contact from the swim team who might be willing to serve on the committee.

Janet suggested since 4th of July was such a success we might consider opening the pool to “entire neighborhood” Memorial Day weekend next year.

James brought up issue of how we get tennis information to people. Les will be hosting a beginner's tennis lesson.

Leslie suggested that Larry, Lilly and Anne talk “off-line” about way to “open house” to get more tennis people interested in joining the club.

Membership – Lynn:

Provided report of “gains and losses” on membership. New year round member joined because she wanted to play tennis.

Summer membership about the same. Losing on year round member side.

Brief discussion regarding some new membership ideas – different levels of membership, have sand volleyball play for teenagers – just need someone who will organize it. Suggested Lilly and anyone else interest come to next membership meeting.

OLD BUSINESS:

LRC Zoning Issue – Leslie:

Leslie has spoken to Paul on several occasions. Does not think Paul expects us to vote on a final version of this at July meeting. He is satisfied that we are having a serious discussion. Janet had a long discussion with Brent Lane and he is making revisions.

Board reviewed Declaration of Covenants, Conditions, and Restrictions for Lakewood Residents' Club.

Confirm it is Lakewood Residents' Club – not Lakewood Residents' Club, Inc.

Can refer to Lakewood Residents' Club as "LRC".

Page 2 – Article II – do we need to define types of membership? Should we include this language from the website?

We are a privately owned, funded and managed club organized as a non-profit corporation established for the purpose of owning and operating the LRC facilities for use by its members. Members are not required to reside in Lakewood Forest. Several types of Shareholder Memberships and Associate Packages are available.

Stressed concern in future we do not want commercial property such as a gas station placed on the LRC site. At June meeting LRC Board Members and LWFF Members agreed no one wants to see the LRC site become a commercial zone or multi-family homes or patio homes.

Discussion regarding if property sold – importance of value because remainder would be donated to a charity.

Several members expressed they felt "rushed" and pushed by the LWFF.

Explained to new members that several Board members approached LWFF about chipping in for parking lot. LWFF said they would have their attorney look into legal action required for LWFF to take over LRC.

Lots of discussion regarding a variety of issues.

To try and mitigate legal fees – send all revisions through Leslie and she will send them to Susan Rice (with Brent Lane's knowledge) and then have Brent make a final review before anything is signed.

Air Monkey Parking for Trailer – Leslie:

We already allow Fed Ex to use their PODS over the Xmas holiday for 3 months @ \$100 a month.

So it is not unprecedented. Air Monkey said they would park by dumpster.

LRC not subject to deed restrictions but others in neighborhood are prohibited from parking trailers, etc. Leslie checked around for open rentals and thinks if we vote to approve it should be rented for \$100 a month.

Motion made to allow Air Monkey rent parking space at \$100 a month. Motion failed.

Shareholder Information – Lorie:

Discussion regarding hiring a college person or Shannon to enter shareholder information. Need to decide how much to pay per entry. Would need to make decision fairly soon if we want to use a college student before they go back to school.

Lilly made a motion that we hire a student to do data entry for the summer. Was seconded and approved. Action item for Lorie and Kevin will be to determine how “intern” should be paid – hourly vs line of date or a combination?

NEW BUSINESS:

Flood insurance – Lynn:

Reviewed terms of insurance quote - \$2,078 a year for premium, deductible is \$1,250. Building coverage \$500 K replacement and contents \$50 K (actual cost value).

Insurance company confirmed we are not in a high risk flood area.

Trish made motion to approve payment of flood insurance premium. Motion was seconded and approved.

Meeting Adjourned 8:41 p.m.

Next meeting date August 17, 2016