

LRC Board Meeting
June 15, 2016

Attendance:

Janet Shellenberger
Leslie Johnson
Kevin Mote
Lorie Blanda
Larry Brown
Anne Miesen
Lynn Moore
Kenny Roy
Sam King
Shannon Miller
Arrived late: Trish Billings and James Smith

Guests in Attendance:

Paul Marshall LWF Fund President
Sandy Matto LWF Fund Board Member
Bob Lewis LWF Fund Board Member
Heidi Flores LWF Fund General Manager
Susan Rice LWF Fund Attorney
Brent Lane LRC Attorney
John Shellenberger Lake Owners Asso.

Meeting called to order at 7:00 pm.

May minutes approved.

LRC Property Classification Discussion

The Lakewood Forest Fund Board recently learned that the LRC property is classified as commercial and there are no legal restrictions in place limiting it to residential use like all the other lots in that section of Lakewood Forest. The Fund is concerned that if the LRC were ever sold, the new owner of the property could develop it commercially and put unwanted businesses on the site. The Fund proposed that the LRC file a legal document restricting the property's future use to residential or park and offered to pay the legal fees to create and file the document. Several members from the LWF Fund Board were present to discuss their proposal. Lawyers representing the Fund and LRC were also present to clarify what the proposed document would contain and answer questions.

After extensive discussion, all present agreed it would be in the best interests of Lakewood Forest to prevent future commercial development on the LRC property. The LRC agreed a legal restriction would be worth further investigation and to go forward with the development of a legal document. It was agreed that the Fund's lawyer, Susan Rice, will draft a Declaration of Covenants, Conditions, and Restrictions document (DCCR) and will send it to the LRC board and lawyer, Brent Lane, for review and input. If the DCCR is completed and filed, the restriction would only go into effect if the LRC property were sold, so it would not impact current LRC operations. All guests left the meeting upon conclusion of property classification discussion.

Managers/Facilities Report - Shannon:

The shuffleboard table in the game room is for sale. Shannon has received 2 inquiries about it but has not sold it yet.

Our office tenant Air Monkey has asked if they can store a trailer in our parking lot. It is a plain white trailer and would only take up 1 parking space. Board members would like to see a photo of the trailer before making a decision.

Repairs are being made to siding at north end of building and next to garage where the bees were removed.

New pool chaise lounge chairs are on deck.

Treasurer's Report - Lynn:

Reviewed financials for 1st month of new fiscal year. Major expenses to date are new lifeguard stands, new chaise lounge chairs, and new poolside tables and chairs. Swim team is paying for new tables and chairs and LRC is paying for shipping. Healthy bank balance at end of May.

Major Project Repair Report - Lynn:

No active major projects at this time. Need to develop budget for 2016/2017 fiscal year first. Need plan for paying for parking lot repairs before starting other new major projects.

Swim Team Liaison Report – Trish & James:

No Report

Tennis Team Liaison Report –Anne & Larry:

Meeting held with Les Callaway and Dave Camp on June 10. CTA/LRC contract was updated. CTA agreed to help recruit beginner tennis players. CTA will offer a Groupon coupon for beginners in July, a 3 day Boot Camp for new and experienced players in August, and a voucher for a free tennis lesson for all swim team kids.

Social Committee Report – Janet:

Lorie and Janet presented a list of potential ladies social event ideas. Next step is to get more info on some of the proposals and schedule a social committee planning meeting in August.

Membership Committee Report – Lynn:

Lynn provided list of membership status, including new year round members, new summer members, year round members leaving and year round members not renewed yet.

Lynn also reminded Board we are opening pool up to non-members on the 4th of July. There are not enough volunteers to set up full concessions but will have Chick-Fil-A, drinks and chips for sale. The pool will be open from 11:00 a.m. – 8:00 p.m. Folks can bring coolers, no glass and no fireworks.

Lynn will have a sign-in sheet to capture non-members that attend the July 4th event. Will also promote partial summer membership for \$200. Will also post information on the Next Door Lakewood Forest social media network. Lynn will send out a schedule to staff greeters at the door.

OLD BUSINESS:

Water Well – Used a lot in one month. Leslie discussed with Jackie turning it off. It has been suggested as a good maintenance practice to run the water periodically. Some of the water wise credits were used towards an “overuse” a few years ago.

Shareholder Information – Lorie discussed amount of time it took her to decipher information to input into database. There was a brief discussion regarding hiring a college kid to input data vs. is the information really helpful? It was decided to table the decision until the following month.

Flood Insurance – Lynn discussed whether or not we should get flood insurance for the club. It was decided to table the decision until the following month.

NEW BUSINESS:

Pool Hours – Suggestion that pool stay open until 8:00. Would require paying lifeguards for the additional hours.

Labor Day Weekend – Discussed opening pool up to non-members. Board agreed it would just be “too” much. National Night Out would be enough in October.

National Night Out – Is Tuesday, October 4th. Motion made and seconded to host National Night Out at LRC using inside and outside facilities. The pool will be closed but lifeguards will be on hand. Representatives from police and fire departments will attend. There will be food vendors. Motion passed.

Meeting Adjourned at 9:10 p.m.

Next meeting date July 12, 2016.