

Meeting Minutes

Board Members in Attendance:

Josh Haza, President

Mandy Gallagher, Secretary

Dannielle Mitstifer, Treasurer

Jim Beil

Larry Krumrine

Jason Puryear

Mike McCunn

Brian Ogle

Dave Kuraner

Quorum Established (167 members in good standing. ¼ (42) needed for quorum. 16 Proxies received prior to meeting plus 39 in attendance for a total of 55)

Meeting started at 10:05am

President's Report (Josh)

- a. Josh announced that he is resigning as of today and asked if anyone would like to take the role of President.
- b. Approval of Last Year's Minutes (1st-Mike, 2nd-Dave, unanimously approved)
- c. Lake Maintenance
 - i. Sand was brought into the beach area this spring
 - ii. Lake was stocked with Bass & Crappie. We haven't stocked bass and others in approximately 15 years.
 - iii. DEP came in March for pre-inspection of the dam. Tiny stress crack was noted but on the outside of the dam so it will need hydraulic caulk but otherwise the dam is doing good.
- d. Electric at the Pavillion
 - i. Brian Ogle dug the trench and put in conduit and he will get meter box and materials
 - ii. Electric will be on a timer switch so lights are not accidentally left on
 - iii. Project is still on track to be on budget of \$3,000 that was voted on at last annual meeting
- e. Miscellaneous
 - i. Discussion came up about communication for the community. Mandy stated that we communicate through Facebook group, website, emails,

and mailers. Since so many emails go to spam, the board started mailing the newsletters again.

- ii. Community asked that the Board share more on the website because not everyone has facebook and Mandy agreed to try to do that.
- iii. Question was posed by Mrs. Heimburger regarding imposing a noise ordinance in the neighborhood. Discussed communicating it on facebook, the website, or even a sign at the Pavillion but no motion was passed to move forward with it.

f. Road Work

- i. Should finish in the next 2 weeks
- ii. Rain has hindered the progress of the roadwork
- iii. One culvert was fixed.
- iv. Question was asked if fire department has been through our roads lately to assess accessibility. Board will look into having it done again. Springfield, Slanesville, and Levels have keys to our lake for water access.
- v. Each lot owner is responsible to have accessible driveways

Treasurer's Report (Dannielle)

a. Budget

- i. \$39,856.66 is current balance in Operating Account
- ii. Operating Account will be \$20,000 less once road work is complete
- iii. \$31,205 in Reserve Account
- iv. Next Year's Budget has a few line item increases
 - 1. Portajohn went up
 - 2. Utilities due to Electric being installed
 - 3. Legal Fees because the board will be pursuing liens on properties that are past due on annual assessments
 - 4. Insurance went up \$1,000 due to the Short Term Rentals

b. Short Term Rental Discussion

- i. Question was raised if any other fees are expected with Short Term Rentals? Not that the board is aware of yet.
- ii. Question how we know that the increase was due to Short Term Rentals and Josh stated that the Short Term Rental was a new section in the insurance packet this year and he questioned why the premium went up and was told that the only thing that changed was the Short Term Rentals
- iii. Question was asked if the board has shopped around for lower insurance. Answer was no but the board committed to have a few people shop around: someone representing Short Term Rentals and someone that

does not. Also to make sure the insurance coverage is adequate with now having Short Term Rentals in the community

- iv. The Board spoke with attorneys and were advised that it is not a good idea to ban Short Term Rentals
- v. Mrs. Heimbürger motioned to impose a special assessment on Short Term Rental properties to cover increased costs, to be assigned annually by the Board of Directors. Jim Beil-2nd. Vote passed with 28 yay, 27 nay.

c. Arrears

- i. 33 Delinquent Accounts
- ii. That is down from 60 in May when notices were sent out to all that were delinquent
- iii. The board of directors has enforced the late fees, per our bylaws, due to court costs for liens, supplies for mailings, etc.

Secretary's Report (Mandy)

- a. Information for the Facebook Group, website and email address previously in the meeting.
- b. Mandy also had contact information sheets available with this information in case anyone needed it.

New Business

- a. Question: Can the association petition Frontier for more coverage. Frontier has stated that they are not running regular lines because they will be running fiber soon. The board of directors will look into it.
- b. Dave Kuraner stated that he looked into an idea of an Electric gate at the entrance to the lake and it is a maintenance and administrative nightmare so it didn't go forward
- c. Question: Can there be a list of contact information for Short Term Rental owners in case there is an issue? Mandy will try to put one together, providing that the owners consent.
- d. Question: Can we have guest passes for vehicles for Short Term Rentals? No decision was made at this time.
- e. Signs in the community - some are painted some are not. Mandy will provide paint color information and board agreed to cover the cost of supplies for that.
- f. Volunteer Days will be:
 - i. Fall - 1st Saturday in October (rain date 2nd Saturday in October)
 - ii. Spring - 1st Saturday in May (rain date 2nd Saturday in May)
 - iii. Will meet at the Pavillion - information about time, etc will be put on Facebook and website

- g. Question: are ATVs allowed in our community? Josh stated yes but be respectful of speed limits and others and don't tear up the roads
- h. Question: sign at the top of Oak Hill on the property for sale
 - i. It was placed there by Larry because that property is not part of Lake Ferndale and should not be using Lake Ferndale's private roads. They have a right of way in the 3rd entrance to access their property.
 - ii. This year, road work is happening on 3rd entrance also

Additional Business:

- a. Board Members for another 2 year term
 - i. Jim Beil, Larry Krumrine, Dave Kuraner - unanimous vote approved to keep them on the board of directors
 - ii. Josh asked if anyone would like to be president
 - 1. Nick Collard stated he was interested
 - 2. Brian Ogle stated he was interested
 - 3. Vote to add Nick Collard to Board of Directors and remove Josh Haza from Board of Directors. 1st - Alicia (B44), 2nd - Larry Krumrine, Passed with 32 yays.
 - 4. Board will meet to assign president and director roles.

Motion to adjourn at 11:36a - 1st-Debbie, 2nd- Alicia, approved