

Public Meeting Minutes  
June 24, 2019  
7:30 P.M.

Members present: President Swallers, Directors DuPratt, Robison, Rogers, and Zupan.

Staff present: Manager Cleveland and Attorney Fitzgerald.

President Swallers called the meeting to order and first congratulated the St. Louis Blues for their Stanley Cup win! The first order of business was the new members, there were a total of 21 new members, and Director Robison made a motion to approve, seconded by Director DuPratt the motion carried 5-0.

Next President Swallers gave the Board report. He stated that the Westhaven docks should be done by the end of the week, and after a lengthy discussion at the Executive session the board has decided to give all dock owners at Westhaven a \$150.00 credit to their house account to be used as they wish. President Swallers stated that we have heard nothing additional with regards to our Public Safety Department, and the Attorney General. Lastly, he stated that LOFS is the best place to be on the 4<sup>th</sup> of July and he hopes that all enjoy the holiday, and have a safe holiday week end. That conclude the Board Report.

Manager Cleveland's report was next, and you may read it in its entirety in the July Seasonal.

The Attorney's report was next and Attorney Fitzgerald stated that President Swallers already told you what he was going to say and that was we have nothing new to report on the AG's findings.

Director Robison gave the Treasurer's report and he stated that out of 2,736 properties 4 are on a payment plan, 324 are on a quarterly payment plan, 150 are on the half payment plan and 2157 have made full payment. As of 5-31-19 101 property owners still need to make some sort of payment. We have collected \$181,575.00 in Lake revenue, \$21,136.00 in Pool revenue, \$312,572.58 in golf revenues, and \$252,057.39 for all other revenue. Expenses in May were \$457,996.03. Total combined revenues for the restaurants were \$113,784.73, and cost of goods sold were \$54,682.03, expenses were \$70,996.83. As of May 31, 2019 our cash on hand was \$3,247,071.68. Out of that number \$561,663.85 is reserved funds and \$50,346.23 is in a Long Term building fund. Director Robison stated that we have just approved another \$50,000.00 going to that fund in a CD this evening in the Executive session. That concluded the Treasurer's report.

President Swallers asked for any old business. Resident Rogers asked Treasurer Robison how many lots were delinquent last year. Manager Cleveland stated that he believed it was around 50. She also asked why are we allowing Lake County to patrol our community and sit at the 19<sup>th</sup> Hole Parking lot. Director Robison said he was curious too so he went and asked the officer. He stated that it is a great place to write and/ or finish reports. He also stated that the Lake County Sheriff stated that until the AG report is completed, he would like to help us out and do two loops a day at our community.

Resident Rablehofer asked if the boat docks are not done by the end of June will the proration be recalculated. President Swallers stated that yes it will be.

President Swallers asked for new business and the Straw variance was first. Mr. Straw stated that there was a hardship due to a tree being in the way, and also a larger wall that was installed prior to them owning it. There was nobody at the meeting against the shed, and the office had not received any negative comment about the shed as well. President Swallers stated that the board will meet after the meeting and the Community Manager will contact you with our decision.

Resident Cole asked if there was any feedback from the board on wake boats. President Swallers stated that the board talked about this situation at the Executive session, but have not made any decisions. He stated that we need to educate the community –these boats are very dangerous, and ruining our shoreline.

Resident Tul asked if the 19<sup>th</sup> hole's business was \$10,000 less than last year due to them running out of food and/or not purchasing food. Manager Cleveland stated that running out of food had nothing to do with the \$10,000 decrease from last year.

Resident Clouse stated that he tried to eat at the 19<sup>th</sup> Hole Grille on a bingo night and there were no tables available. He suggested that possibly the bingo could be played up here. The board shared that the bingo was brought in as a money maker on a slow day, and it was doing its job.

Resident Ryan asked if there was going to be reimbursement for the boat stickers as well. Director Robison asked if she had spoken to Manager Cleveland and if not, to start that conversation there.

Resident Vandenburg asked again, about a resolution for taking larger hsp boats on Bass Lake. President Swallers stated that this would have to be brought up when the covenants can be changed; which is coming up and a very large percentage of property owners must vote in favor of such a change. Resident Vandenburg asked about the Bass Lake boat launch, and when this project will be started and finished. President Swallers stated that we are in the process of determining how we are going to do this project, working closely with our engineer as we want to do the correctly the first time.

With no further business to come before the Board, Director Zupan made a motion to adjourn, seconded by Director DuPratt the motion carried 5-0.