COUNTRYSIDE ON LAKE ANNA ASSOCIATION, INC.

Board of Director’s Meeting

Minutes

June 8, 2014

10:00AM

399 Mountain View

The following Board Members were present: Bill Malthouse, President, Chris Townes, Vice President, Tom Nyman, Treasurer, Donna Jenkins, Secretary, Army Burroughs, Steve Jenkins, Eben Townes, and Gary Schatz. Not present was Keith Yarnall.

**OLD BUSINESS**

The minutes of the last board meeting of 3/9/2014 were read by Donna Jenkins, Secretary. A motion to approve the minutes, with a change of one word on the fourth paragraph under OLD BUSINESS from would to might, was made by Tom Nyman. Gary Schatz seconded. The motion to approve with correction was passed unanimously.

President’s Report by Bill Malthouse

Bill stated that he had nothing to report. Donna Jenkins mentioned downed tree letter to lot#53. Bill asked her to remind him with an email, she will do.

Vice President’s Report by Chris Townes

Chris stated she had nothing to report.

Secretary’s Report by Donna Jenkins

Donna stated she had been approached by homeowner Richie Hurst Lot #32 about stump removal work. He stated that his son-in-law to be would be happy to give a cut rate for work to any of the people in the neighborhood. He had already done some work for another lot owner at a great price. Please contact him through Richie at 301-424-5927 to arrange a quote.

 She also noted that she, Gary Schatz and Tom Nyman had still not had a meeting to discuss the definition of “an involved Board Member” to get the program started of a free year’s dues to entice new Board Members.

Treasurer’s Report by Tom Nyman

The reserve study has been sent out to all the Board Members. Tom moved that the Board adopt the reserve study. This passed unanimously.

Other old news:

Lot #11 owner, Tom Henry came to us at the GMM meeting to talk about a tree at the boat docks that was a danger to the community. Upon inspection, it was found that two trees were in need of removal. Both were on Dominion Virginia Power property. After a more thorough inspection of the common area, it was discovered that another dead tree near the gate needed to be brought down, and two trees fallen but not down, needed to be brought all the way to the ground. These were on COLA land. Tom’s brother-in-law was hired to do the work on Cola land and had already performed the work and been paid $650.00. Tom Nyman spoke with the Dominion rep. Peary Agee subsequently and made arrangements for him to come out and inspect them. He discovered there were actually four dead trees on Dominion land that needed to be felled. He will contact Donna Jenkins for a gate key when the crew is ready to do the work. This is at no cost to us.

Gary Schatz contacted Louisa County Fire Department again about the dry hydrant to be installed at our boat ramp. He was assured it would be in place by the end of summer. Tom wanted to be sure that the dry hydrant would in no way impact the new seawall work that will take place at the ramp and dock area. Gary will be sure it doesn’t.

**NEW BUSINESS**

Selection of contractor for common area repairs

Proposals for the new seawall were discussed. Board Members had both proposals in front of them, one was from Decked Out Boathouses and the other from Slade Hart. Both bids were for the same work. Steve wanted us to look at the major differences in the proposals. The number one difference was of course the warranty, 1 yr. vs. 5 yrs. The other major difference he wanted to talk about was that the pilings in Mr. Hart’s proposal would be hand driven and the pilings in the Decked Out Boathouse proposal would be mechanically driven. Then conversation ensued about the finger pier pilings in the new dock area, which were loose again. Steve was instructed to ask them about the cost to remove the existing pilings and mechanically install new ones, keeping the finger pier lumber and rejoining them to the new pilings.

Eben Townes brought up wake attenuators, which when placed out in the lake in the front of our cove, would greatly reduce the incoming wake. It was also decided that it would also greatly reduce accessibility to the cove.

Army Burroughs enlightened all of us to the build of the original seawall. It was not a professional job. One of the homeowners, Richard Hearst, got together a crew of workers and just went down and built it when the community was just getting started.

A motion was put forth by Tom Nyman to adopt option #1, Decked Out Boathouses proposal and to move on it ASAP. This was passed unanimously. He then amended the motion with the proviso that we ask they give us a bid on strengthening the finger pier pilings. If the cost is $300 per piling or less, Steve has the authority to say yes, do it, without coming back to the board. The board approved this motion unanimously.

Discussion then ensued about snubbers being mandatory for tying up boats in rental slips. This will be added to the boat dock rental letters for all slips.

Discussion of any community issues

Donna wanted to know who is legally responsible for a person/persons who is using our common area illegally and they get injured. Talk ensued stating COLA would be. But, if we were to having signage that spells out the rules and regulations clearly, it may be a different case. Also, the trash can saga was brought up again. The trash needs to go and signage put into place stating “Trash Free Zone, take your trash with you!” Steve Jenkins is to get the signs made for the rules and regulations and trash.

Election of officers

Bill Malthouse has asked that he be able to step down from his President position. The floor was open for nominations. The Board nominated Steve Jenkins and Gary Schatz. Both Board Members declined. Bill graciously agreed to another term. (Thank you to Bill!!) This motion passed unanimously.

Tom Nyman agreed to remain as Treasurer and this motion passed unanimously.

Donna Jenkins agreed to remain as Secretary and this motion passed unanimously.

Chris Townes agreed to remain as Vice President and this passes unanimously.

However, Gary Schatz brought up his willingness to work towards getting our community looking better. Steve Jenkins and Chris Townes determined he could do this better if he was Vice President. So, a motion was put forth to name Gary Schatz as Vice President and this motion passed unanimously.

Tom Nyman told the Board that the Brumit’s Lot #38 had received their release of lien letter and were now up to date on their dues. Gary Schatz has offered to get in touch with VDOT about the circle above our boat ramp gate that is in disrepair and find out when we can expect it to fixed. Tom also brought up the issue of getting the mail from the Louisa Post Office. Donna would like it to be moved to Mineral, but there is talk of the Mineral Post Office closing. She will call the post office and find out if the mail can be delivered to a homeowner’s rural mail box.

Other new business

It was agreed upon that the next Board Meeting would be held on September 7, 2014 @ 10:00 AM at Mountain View.

This meeting was adjourned at 11:40 AM

Respectfully,

Donna Jenkins, COLA Secretary