Countryside on Lake Anna Association, Inc.

General Membership Meeting Minutes

May 28, 2016

10:00 AM

The Common Area

**OLD BUSINESS**

The annual General Membership Meeting was held at the common area on May 28, 2016. Voting on one topic was planned: elect board members to fill expiring terms.

Gary Schatz, President called meeting to order at 10:00 AM. The following COLA Board Members were present: Gary Schatz, President, Bill Malthouse, Vice President, Tom Nyman, Treasurer, Donna Jenkins, Secretary, Steve Jenkins and Paul Gadoci. Not present were Army Burroughs and Eban Townes.

The President, Gary Schatz determined that we had a quorum to conduct business. We had 8 proxies from deed transfer lots in good standing not attending. There were 10 deed transfer lots in good standing in attendance, equaling 18. A quorum is 1/3 of the deed transfer lots in good standing, or a total of 11; we had 18 so we were able to conduct business.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **ATTENDEE** |  |  | PRESENT | LOT# | PROXY | ELIGIBLE |
| Frederick D. & Diane L. Hurst |  |  |  | 1 |  |  |
| Edward M. Thomas & Amy R. Thomas |  |  |  | 2 |  |  |
| Nathan E & Jackie Syrkes |  |  |  | 3 |  | x |
| Nathan E. & Jackie Syrkes |  |  |  | 4 |  | x |
| George Reye Tanaka, Jr |  |  | x | 5 |  | x |
| Gary D & Eva G Schatz |  |  | x | 6 |  | x |
| Gary D & Eva G Schatz |  |  | x | 7 |  | x |
| Deborah Raffaelli |  |  |  | 8 | x | x |
| Agnes E. Madigan |  |  |  | 9 | x | x |
| Marc D. Esteppe |  |  |  | 10 |  | UP |
| Thomas & Dorothy Henry |  |  | x | 11 |  |  |
| Paul W. & Candace J. Lipscomb |  |  |  | 12 |  |  |
| Dennis J., Daniel E. Sr. & Daniel E. 3rd Lipscomb | |  |  | 13 |  |  |
| Frank F. Jr & Deborah M. Potts |  |  |  | 14 | x | x |
| Cormack Miller & Paula Nikia Bergan |  |  |  | 15 |  | x |
| Joseph L. & Susan Paige Holter |  |  |  | 16 |  | x |
| George & Karen Powers |  |  |  | 17 |  | x |
| Paul A. & Elizabeth H. Gadoci |  |  | x | 18 |  | x |
| Wm. B. Malthouse |  |  | x | 19 |  | x |
| John A. “Army” & Judith W. Burroughs |  |  |  | 20 | x | x |
| Ernest H & Ann T Jeffrey |  |  |  | 21 | x | x |
| Roger L. & Donna G. Sparks |  |  |  | 22 |  |  |
| Ross & Jody Hewitt |  |  |  | 23 | x | x |
| Lewis Douglas & Annie Mason |  |  | x | 24 |  |  |
| Eben G. III & Christine G. Townes |  |  | x | 25 |  | x |
| Thomas H. & Judy A. Nyman |  |  | x | 26 |  | x |
| D. Keith Jr. & Christine M. Yarnall |  |  | x | 27 |  | x |
| Howard A. 3rd & Sharon L. Kernan |  |  |  | 28 |  |  |
| John W. & Carolyn L. McElheney |  |  |  | 29 |  | x |
| Byler, Simon W & Cora TRUSTEES |  |  |  | 30 |  |  |
| J. Dale Delozier & David W. Brandt |  |  |  | 31 |  | x |
| Richard Jr & Evalene Hurst |  |  | x | 32 |  |  |
| Robert A. Jr & Charma Zuber |  |  |  | 33 | x | x |
| Eugene W. Skinner, Jr. |  |  |  | 34 |  |  |
| Eugene W. Skinner, Jr. |  |  |  | 35 |  |  |
| William R. & Lisa E. Nunley |  |  |  | 36 |  |  |
| Donald S. Lloyd |  |  |  | 37 |  |  |
| David M. & Patsy H. Brumit |  |  |  | 38 |  |  |
| Henry R. & Lynda Hense |  |  | x | 39 |  |  |
| James C. & Ann Goldthorpe |  |  |  | 40 |  |  |
| William A. Cooke, Inc. |  |  |  | 41 |  |  |
| Frank & Deirdre Dannenmann |  |  |  | 42 |  |  |
| Robert M. & Helen Thiemann |  |  |  | 43 |  |  |
| William P. & Michele A. Sittinger |  |  |  | 44 |  |  |
| Lennie M. & April C. Daniels |  |  |  | 45 |  | x |
| Bernard R. Jr & Laurel T. Carr |  |  |  | 46 |  | UP |
| OASIS LLC c/o Jason R. Austin |  |  |  | 47 |  |  |
| Steven L. Burdette, Jr. |  |  |  | 48 |  | x |
| Kenneth R. & Vicky S. Patton |  |  |  | 49 |  |  |
| Donald P. & Molly T. Seay |  |  |  | 50 |  | x |
| Michael L. & Lentyn Ann Myers |  |  |  | 51 |  |  |
| Willaim F. & Gwendolyn E. Wright |  |  |  | 52 |  |  |
| Howard S. & Mary R. Loudin |  |  |  | 53 |  | UP |
| Eric M. & Karen Peterson |  |  |  | 54 | x | x |
| Thomas & Christine A. Ariemma |  |  |  | 55 |  | x |
| Steven C. & Donna M. Jenkins |  |  | x | 56 |  | x |
| Sandra L. Carrie |  |  | x | 57 |  | x |
| Albert T. & Nancy M. Southern |  |  |  | 58 |  | UP |

Donna Jenkins, Secretary read the minutes from the last General Membership Meeting of May 23, 2015. A motion was made to accept the minutes as read. The motion was seconded and a vote was held to unanimously accept the minutes as read.

Gary Schatz, President gave his President’s Report. He explained the switching of positions between himself and Bill Malthouse. Bill Malthouse was having some issues that prevented him from being here as much as the President needed to be so he and Gary switched positions leaving Bill Malthouse as Vice President and Gary Schatz President. The board voted to accept this change. Thank you to Bill for serving as President for so many years and also a thank you for continuing on the Board as Vice President.

Tom Nyman, Treasurer then gave the Treasurer’s Report. Tom first talked about the 2015 budget. He issued handouts of the budget so all could follow along. The income last year was $7,220.00 and our operating expenses were $2,471.00. Our contribution to the Reserve Account was $4,750.00. We had a great record of lot payments last year. We had only 4 lots that didn’t pay.

In terms of a budget for 2016, the Board has already adopted the Budget for 2016. The projected income for 2016 is $7475.00 (providing all lots pay) and expected operating expense is $5,052.00. The required contribution to the Reserve Account is $2,434.00. This is the budget that has already been accepted by the Board. As a result of this budget, the lot fees were held at $100.00 per lot for 2016. The third portion of the budget is the Reserve Account. At the end of 2015, we had $19,823.00. So far this year, we’ve had expenses of $3,500.00 for cleaning the launch ramp and doing some concrete repair to the end of the ramp. Our reserve study shows that we should expect to spend $10,200.00 on repair and maintenance of our capital assets this year. That would bring the balance of our reserve account down to about $9,000.00. The report is based on the assumptions of our reserve study, which assumes we know with some degree of certainty, what the remaining life is of all of our capital assets is and what the cost to repair or replace them will be when that time comes. The estimates are constantly adjusted because sometimes things need to be done earlier than we planned, such as the launch ramp. Sometimes we can get by and not do things on the schedule as planned.

The bottom line is that our Reserve Study is healthy assuming we don’t have any major repairs unexpectedly and we continue to add to our reserve account from our operating budget so that we restore any monies we spent.

Paul Gadoci wanted to know if we could transfer monies from this account to a new account to handle new construction. Tom said yes, we could make adjustments to handle emergencies that come up. The monies would have to be restored by increasing the dues the following year. We want to avoid large assessments to our lot owners.

Gary Schatz told the members of the enormous efforts put forth from the Board over the past year on battling the silt issue at our launch ramp caused by the runoff from Lot #1 Sassafras Cove build. We have had to battle the County of Louisa and try to get all the powers that be to enforce the laws. Even after all this, the situation is still not rectified.

**NEW BUSINESS**

Due to the fact that people needed to leave the meeting, the elections were held. Army Burroughs, Donna Jenkins, Steve Jenkins, Bill Malthouse and Paul Gadoci were up for reelection. Gary asked if there were any nominations from the floor and there were none. Gary noted the members up for reelection were willing to stand. There was a nomination from the floor to reelect those board members. It was seconded. A vote then ensued and they were all voted in unanimously.

The dry hydrant repair was brought up and it was duly noted that this was out of our hands and up to the County to rectify.

Gary let everyone know that we may taking Mrs. Ritter to small claims court to try and recoup the monies we had to spend due to their negligence. We have no further recourse with the County of Louisa.

Steve Jenkins then talked about the boat ramp cleanup and the cement added to the foot of the ramp to fill in the 1 foot drop that was there. We hired a contractor to do both; the total was $3,500.00 so that now our launch ramp is usable.

The turnaround above our boat launch gate has never been taken over by VDOT. It needs to be upgraded before they will take it over. However, this is the problem for the people of Sassafras Cove, not COLA.

Steve Jenkins then talked about an idea to slow down the silting problems resulting from the adjacent lot; we should run a seawall on the existing pier forcing the debris out and away from our launch ramp. It was also suggested that we add 10 feet onto that existing pier to make it usable when the lake is down. Steve has a bid from Decked Out Boathouses that will be discussed at a future board meeting to see if this is something we can do or not.

Tom Nyman then talked to everyone about two subjects that the board has been discussing. The first topic is how we should deal with the boat slips. The policy in the past has been to rent the slip for a year for a small fee and the monies added to the operating budget. The costs incurred over the past 10 years have been considerable; a lot more than the $100.00 per year rental fee would cover. The discussion in front of the board is how we set the rate for renting the boat slips and shouldn’t we have more of a connection between the funds raised from the rental of the slips and the repairs. The possibility of raising the rates of the boat slip rental in on the table. We have required that people use snubbers when tying up their boats, but no one is in compliance. The docks are taking a heck of a beating and the pylons become loosened. We have had pylons replaced twice in the past 5 years at a large sum of money. The repairs are far out weighing the monies set aside for these capital assets. We are thinking of increasing the fee associated with the rental of the slips.

Topic #2 pertains to increasing the annual fees for the lot. It is $100.00 per lot per year now, and as we have all been talking about things we want to do and do not have the money to do them, we will have to raise the lot fees. This is something that the board is discussing. We would like to have everyone’s thoughts or input on this subject. We want to avoid any special assessments. We would rather raise the lot fees in a smaller yearly increment. Please be aware that the board will probably have to increase the annual fees by $25.00 to $50.00 per year.

Gary brought up the subject of people not taking care of their property. Everyone’s property values are affected by this. We do not want to be the grass police or the unregistered vehicle in your yard police, we expect everyone to take care of their own things. Coming into our development you see several properties that are not weed wacked or overgrown. This reflects on the entire community and brings down everyone’s property values. We have to find a way to get our neighborhood cleaned up and looking great. We have complaints about people not taking care of picking up after their dogs or not tending to their dogs. The problem of people who are not owners, tenants, or accompanied by an owner or tenant using the launch ramp and common area was once again brought up. These items are everyone’s responsibility, we are not the police. The new signs will be posted soon and everyone will know the rules. We did get the new speed limit sign at the entrance of our development.

Paul Gadoci reminded everyone that as soon as the new signs go up, the trashcan will be removed and everyone is to take their trash with them. The common area will be a trash free zone.

Mr. Mason stood and thanked the board members for all that they do on a volunteer basis.

The meeting was concluded at 11:45 AM.

COLA provided hots dogs, hamburgers and drinks along with pot luck contributions from residents after the close of the meeting.

Respectfully,

Donna Jenkins, COLA Secretary