COUNTRYSIDE ON LAKE ANNA ASSOCIATION, INC.

GENERAL MEMBERSHIP MEETING MINUTES

MAY 27, 2017

10:00 AM

THE COMMON AREA

**OLD BUSINESS**

The annual General Membership Meeting was held at the Common Area on May 27, 2017. Voting on one topic was planned: elect Board Members to fill expiring terms.

Gary Schatz, President called the meeting to order at 10:00 AM. The following COLA Board Members were present: Gary Schatz, President, Donna Jenkins, Secretary, Paul Gadoci, and Steve Jenkins. Not present was Tom Nyman, Treasurer.

The President, Gary Schatz determined that we had a quorum to conduct business. We had 10 proxies from deed transfer lots in good standing not attending. There were 7 deed transfer lots in good standing in attendance, equaling 17. A quorum is 1/3 of the deed transfer lots in good standing, or a total of 11; we had 17, so were able to conduct business.

Gary spoke of the passing of Bill Malthouse this past March. He also spoke of Judy Burrough’s passing in March. A moment of silence followed. He commented on all the years Bill was a member of COLA and all he did for our community. He also thanked Army Burroughs for being a COLA member for years and all of his service to the community. Army has moved to Maryland since the death of his wife, Judy, to be near his children. They will all be missed by our community.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **ATTENDEE** |  |  | PRESENT | LOT# | PROXY#  Received | ELIGIBLE |
| Frederick D. & Diane L. Hurst |  |  |  | 1 |  |  |
| Edward M. Thomas & Amy R. Thomas |  |  |  | 2 |  |  |
| Nathan E & Jackie Syrkes |  |  |  | 3 | 109395 |  |
| Nathan E. & Jackie Syrkes |  |  |  | 4 | 145860 |  |
| George Reye Tanaka, Jr |  |  | x | 5 | 182325 |  |
| Gary D & Eva G Schatz |  |  | x | 6 | 218790 |  |
| Gary D & Eva G Schatz |  |  | x | 7 | 255255 |  |
| John Jackowicz |  |  |  | 8 | 291720 |  |
| Agnes E. Madigan |  |  |  | 9 | 328185  x | x |
| Marc D. Esteppe |  |  |  | 10 | 364650 |  |
| Thomas & Dorothy Henry |  |  | x | 11 |  |  |
| Paul W. & Candace J. Lipscomb |  |  |  | 12 |  |  |
| Dennis J., Daniel E. Sr. & Daniel E. 3rd Lipscomb | |  |  | 13 |  |  |
| Anthony Manning |  |  |  | 14 | 510510 |  |
| Cormack Miller & Paula Nikia Bergan |  |  |  | 15 | 546975 |  |
| Joseph L. & Susan Paige Holter |  |  | x | 16 | 583440 |  |
| George & Karen Powers |  |  |  | 17 | 619905 |  |
| Paul A. & Elizabeth H. Gadoci |  |  | x | 18 | 656370 |  |
|  |  |  |  |  |  |  |
| Mark Whitaker |  |  |  | 19 | 692835  x |  |
| John A. “Army” & Judith W. Burroughs |  |  |  | 20 | 729300  x |  |
| Ernest H & Ann T Jeffrey |  |  |  | 21 | 765765  x |  |
| Roger L. & Donna G. Sparks |  |  | x | 22 |  |  |
| Ross & Jody Hewitt |  |  |  | 23 | 838695 |  |
| Lewis Douglas & Annie Mason |  |  |  | 24 |  |  |
| Eben G. III & Christine G. Townes |  |  |  | 25 | 911625 |  |
| Thomas H. & Judy A. Nyman |  |  |  | 26 | 948090  X |  |
| D. Keith Jr. & Christine M. Yarnall |  |  |  | 27 | 984555 |  |
| Howard A. 3rd & Sharon L. Kernan |  |  |  | 28 |  |  |
| Robert Zuber |  |  |  | 29 | 1057485  x |  |
| Byler, Simon W & Cora TRUSTEES |  |  |  | 30 |  |  |
| J. Dale Delozier & David W. Brandt |  |  | x | 31 | 1130415 |  |
| Richard Jr & Evalene Hurst |  |  | x | 32 |  |  |
| Robert A. Jr & Charma Zuber |  |  |  | 33 | 1203345  x |  |
| Eugene W. Skinner, Jr. |  |  |  | 34 |  |  |
| Eugene W. Skinner, Jr. |  |  |  | 35 |  |  |
| William R. & Lisa E. Nunley |  |  |  | 36 |  |  |
| Donald S. Lloyd |  |  |  | 37 |  |  |
| Harvest Land Co. |  |  |  | 38 |  |  |
| Henry R. & Lynda Hense |  |  |  | 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 | 1640925  x |  |
| Bernard R. Jr & Laurel T. Carr |  |  |  | 46 | 1677390 |  |
| OASIS LLC c/o Jason R. Austin |  |  |  | 47 |  |  |
| Jonathan Frith & Kristin Madison |  |  |  | 48 | 1750320 |  |
| Jeff & Tricia Carr |  |  | x | 49 |  |  |
| Donald P. & Molly T. Seay |  |  |  | 50 | 1823250  x |  |
| Michael L. & Lentyn Ann Myers |  |  |  | 51 |  |  |
| Willaim F. & Gwendolyn E. Wright |  |  |  | 52 |  |  |
| Howard S. & Mary R. Loudin |  |  |  | 53 | 1932645  X |  |
| Eric M. & Karen Peterson |  |  |  | 54 | 1969110 |  |
| Matthew Mier |  |  |  | 55 | 2005575 |  |
| Steven C. & Donna M. Jenkins |  |  | x | 56 | 2042040 |  |
| Sandra L. Carrie |  |  | x | 57 | 2078505 |  |
| Albert T. & Nancy M. Southern |  |  |  | 58 | 2114970 |  |

Donna Jenkins, Secretary read the minutes from the last GMM of May 28, 2016. A motion was put forth to accept the minutes as read and was seconded. A vote was held and the minutes as read were accepted unanimously.

Tom Nyman, Treasurer couldn’t be here today so Donna Jenkins read Tom’s Treasurer Report. As of May 1, 2017, The Association’s Financial Picture is as follows: The Board of Director’s reviewed and adopted the 2017 Operating Budget on March 29, 2017. These are the handouts for all to read, copies of budgets were then offered to all.

Tom Nyman, Treasurer’s Report

Balance in the 2017 Operating Fund: $855.19 (Just an FYI, this report is dated May 1, 2017 and we have had lot payments come in since then.) The operating Fund is used to pay for routine operations, such as lawn mowing, insurance, and postage.

Balance in Reserve Account: $19,281.08. The reserve account is used to maintain our capital assets, such as gates, launch ramp, and docks. Our reserve account is funded at 100% of future forecast replacement costs.

Balance in Capital Improvement Fund: $531.68. The Board of Directors created this new account in 2016 to accumulate funds for improvement and upgrades to the common area.

The Board of Directors set the rental fee for Association Boat Slips at $125.00 per season effective with the 2017 season. The income from slip rentals will go directly into the Reserve Account to offset costs of dock and slip repairs and replacement.

The Association has no long term debt or liabilities.

Donna Jenkins, Secretary’s Report

Donna stated she really didn’t have anything to report other than the large amount of property that has changed hands in the past year. She welcomed all the new people to the neighborhood.

Gary Schatz, President’s Report

Gary Schatz had a few comments about the common area. He stated that the common area would need some improvements in the not to distant future. The Board has talked about improvements such as new picnic tables, fixing the picnic area and installing a commerative bench.

Gary told the people present that he was not seeking reelection and the board would welcome new members with new ideas. Donna Jenkins thanked Gary for being on the board. Gary was happy that new people had stepped forward and were willing to come on the board. Gary then turned the election process over to Donna Jenkins, Secretary.

Donna stated there were three positions open. Tom Nyman was up for reelection. Tom was unable to be present for the meeting but had assured us he was willing to serve. There was a floor nomination to reelect him and Steve Jenkins seconded it. A vote then ensued and Tom was reelected unanimously. Donna then put forth a floor nomination to elect Cathy Delozier to the board. Paul Gadoci seconded it and a vote ensued that elected Cathy unanimously. Steve Jenkins put forth a floor nomination to elect Joe Holter to the board. Gary Schatz seconded and a vote ensued that elected Joe unanimously. Donna welcomed Cathy and Joe to the board. That ended the voting process.

Donna and Gary wanted to know if anyone had any more questions or topics for discussion. Steve Jenkins wanted to thank Tom Henry for all the clean-up work he did at the common area and what a great job he did. Everyone gave Tom a round of applause.

No one else had any questions or issues. Gary Schatz then declared the meeting adjourned at 10:28 AM.

Everyone was invited to stay for hamburgers, hot dogs, and drinks provided by COLA and pot luck goodies brought by homeowners.

Respectfully,

Donna Jenkins, Cola Secretary (Draft)

Addendum: Due to Gary Schatz not being reelected to the Board of Director’s, the Board moved that the Association suspend all previous appointments of financial authority and hereby appoint Tom Nyman and Donna Jenkins as our financial representatives to deal with the financial industry in the management of association assets effective this date, without reservation, to remain in effect until the Board acts to modify.