Countryside on Lake Anna Association, Inc.

General Membership Meeting Minutes

May 23, 2015

10:00 AM

The Common Area

**OLD BUSINESS**

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

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

The President, Bill Malthouse determined that we had a quorum to conduct business. We had 7 proxies from deed transfer lots in good standing not attending. There were 12 deed transfer lots in good standing in attendance, equaling 19. A quorum is 1/3 of the deed transfer lots in good standing or a total of 11 lots, and we had 19 lots.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **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 |  | UP |
| Agnes E. Madigan |  |  | PROXY | 9 |  | x |
| Marc D. Esteppe |  |  |  | 10 |  | UP |
| Thomas & Dorothy Henry |  |  |  | 11 |  |  |
| Paul W. & Candace J. Lipscomb |  |  |  | 12 |  |  |
| Dennis J., Daniel E. Sr. & Daniel E. 3rd Lipscomb | |  |  | 13 |  |  |
| Frank F. Jr & Deborah M. Potts |  |  | X | 14 |  | x |
| Cormack Miller & Paula Nikia Bergan |  |  |  | 15 |  | x |
| Joseph L. & Susan Paige Holter |  |  | X | 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 |  |  | PROXY | 20 |  | x |
| Ernest H & Ann T Jeffrey |  |  |  | 21 |  | x |
| Roger L. & Donna G. Sparks |  |  |  | 22 |  |  |
| Ross & Jody Hewitt |  |  |  | 23 |  | x |
| Lewis Douglas & Annie Mason |  |  |  | 24 |  |  |
| Eben G. III & Christine G. Townes |  |  |  | 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 |  |  | PROXY | 29 |  | x |
| Byler, Simon W & Cora TRUSTEES |  |  |  | 30 |  |  |
| J. Dale Delozier & David W. Brandt |  |  | X | 31 |  | x |
| Richard Jr & Evalene Hurst |  |  | X | 32 |  |  |
| Robert A. Jr & Charma Zuber |  |  |  | 33 |  | 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 |  |  |  | 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 |  |  | PROXY | 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 |  |  | PROXY | 54 |  | x |
| Thomas & Christine A. Ariemma |  |  | PROXY | 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 of the last General Membership Meeting of May 17, 2014. 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.

Bill Malthouse, President gave his President’s Report. Through Gary Schatz efforts, a dry hydrant was installed in our common area. He is also working on a speed limit sign to be installed at the front entrance of the development. Bill also wanted to thank Keith Yarnall for being on the board since he wouldn’t be coming back for his next term. His work schedule gets in the way of his making the meeting. He has had no response from the dead tree letter that had been sent to Lot #53. He also thanked Steve Jenkins for all his hard work in getting the new seawall installed at the common area. That concluded the President’s Report.

Tom Nyman, Treasurer gave the following report. Tom had already passed out the Financial Report for CY 2015 and the Target Budget for CY 2016. In brief, our income for 2014 was $8687.00 that included several large payments from lots that had been in arrears. Our expenses were the same amount, that is covered in the operating budget. Our reserve account we started the year out with $19,597.00 and we finished the year up with $15,074.00. We had one large expense this year, the new seawall and replacing the pylons on the newest boat docks. The total we spent for that was around $11,000.00. So our reserve account paid for that. Our year end amount reflects this. (Please see attached report).

Gary Schatz, Vice President gave his report. It concerned the end of the road after Tomahawk. It has never been accepted by VDOT and now it has to be repaired and brought up to VDOT standards. It would also involve us posting a $6,000.00 bond for a year. Makes no difference to COLA, but it will impact Sassafras Cove homeowners. It is their problem now, but they don’t have a homeowner’s association yet to deal with this. Gary also touched on the subject of people not cleaning up the grassy/woodsy strip of their property that is owned by the county.

There were no other reports by officers.

Steve Jenkins did recommend the “Decked Out Boat Houses” company that installed our new seawall. They provided excellent work, great guarantees and were easy to work with. Steve also talked about our website asking everyone to contact him with any information they would like to see on it. Bill remarked that it is a great website, well designed and maintained by Steve…good job and thanks to Steve.

Gary Schatz reminded everyone about the responsibility of keeping the gate locked and not lending out your key. If you see it open, lock it.

Beaver damage was brought up again. People that live on the waterfront are thinking of sharing the cost of the beaver removal.

NEW BUSINESS

A vacancy on the board exists due to Keith Yarnall leaving the board. Paul Gadoci volunteered to join the board. Eb Townes, Gary Schatz, and Tom Nyman had terms that were expiring and needed to be reelected . A motion was made to elect the members by acclimation. All were voted in unanimously, including Paul Gadoci our newest board member. Thank you and welcome Paul!

Tom Nyman let everyone that all the boat slips had been rented out except for one. He wanted to know if there were any requests for slips, so we had one left and two day slips.

There was some discussion about allowing Sassafras Cove residents paying dues and using our boat ramp. General consensus was no as we do not have parking for them.

The meeting was concluded at 11:10 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(Draft)