**COUNTRYSIDE ON LAKE ANNA, INC.**

Board of Directors Meeting Minutes

June 19, 2021

Common Area

The following Board Members were present:

Donna Jenkins, President

Paul Gadoci, Vice President

Tom Nyman, Treasurer

Steve Jenkins

Dottie Henry

Kristen Whitaker

Ted Tremain

Not present was Joe Holter

Welcome Board Members. Welcome to new Board Member Kristen Whitaker voted on at the GMM last week. Thank you Kristen for volunteering to serve our community. I am sure you will be a great asset to the board.

**OFFICERS REPORTS:  
  
President’s Report by Donna Jenkins:**

Donna had nothing new to add since the report on 6/12/2021 when the GMM was held.

**Vice President’s Report by Paul Gadoci:**

Paul had nothing new to report since the report on 6/12/2021 when the GMM was held.

**Treasurer’s Report by Tom Nyman:**

As of June 17, 2021 our bank account shows we have a total of $19,855.92. That breaks down into three accounts, the Operating Budget, Reserve Account and the Capitol Improvement Account. Beginning of the year balance of Reserve Account was $14,116.37 with no disbursements,the total remains the same. The Capitol Improvement beginning of the year amount was $1,204.43 with no disbursements, the total remains the same.

Discussion ensued on delinquent lots and lots 6 &7 lots being combined. The board must decide on attaching liens on delinquent lots and clear up lots 6 & 7 obligation of dues. Paul Gadoci is going to ask his real estate lawyer for clarification on the 6 & 7 lots dilemma.

**OLD BUSINESS:**

There was no old business reported.

**NEW BUSINESS:**

1. The first order of new business was to open up the closed director’s position. Donna Jenkins put forth the motion to open the closed position. Tom Nyman seconded the motion. With said position opened, Donna Jenkins proposed that the board consider Trish Carr for this position. Tom Nyman put forth the motion and Steve Jenkins seconded. The board then voted and it was passed unanimously to bring Trish Carr onto the board. Welcome Trish and thank you for volunteering to serve our community. I am sure you will be a great asset to the board.
2. Election of officers. Donna Jenkins stated she was willing to serve as President and the board voted unanimously to have her do so. Paul Gadoci stated his willingness to continue on as VicePresident and the board voted unanimously to have him do so. Tom Nyman stated his willingness to continue as Treasurer and the board voted unanimously for him to do so. The Secretary position was open as Beth Gadoci had resigned. Kristen Whitaker volunteered to fill this position and the board voted unanimously for her to do so. Thank you to all who volunteered to serve as officers of the board.

3. Setting up financial audits guidelines. It was suggested at the GMM that a guideline of

doing a financial audit every 4 years and when the treasurer's position was vacated.

Tom Nyman checked our bylaws and found there was no provision for financial

auditing. Donna Jenkins felt that an internal audit would be fine. Tom Nyman suggested

that a chair of the committee be named and the chair would pick one or two other

people to help. Donna Jenkins offered to be chair and Ted Tremain will join the

Committee. Donna and Ted will pick out a mutually beneficial time to do this.

4. Paul Gadoci addressed the erosion problem that needs to be fixed. The berm needs

To be extended behind lot #28. Paul moved some of the rock last weekend and wants

to monitor the situation and see if that was a fix. He will keep an eye on this.

5. Charcoal grill usage in the picnic area. At the GMM meeting of 6/12/2021, John

Jackowicz, a homeowner, asked about putting charcoal grills on pedestals for people

to use in our picnic area. The board discussed many cons and fewer pros to allowing

this. Trish Carr offered to do further research into how this is handled locally and get

back to the board with her findings. Tom Nyman to find out about our insurance.

6. The board then discussed the Neighborhood Volunteer Sign Up Sheets. There were

several people willing to help who are not board members and the board will form Work

Crews using that list with a board member heading up the work crew.

7. Tommy Henry brought up at the GMM the need to trim branches off the pathway to the

first set of docks. Trish Carr stated that her husband Jeff Carr had already started the

trimming and wouldn’t mind being in charge of the rest of the job.

8. Resealing the docks was also discussed. Steve Jenkins suggested a solid stain

as it would probably work better than the previous product. It was also suggested a

fall time frame would work better as far as it being cooler and not as busy. It was

agreed to wait till fall and do a two phase job. First pressure washing and then stain.

Trish Carr will ask her husband Jeff if he will head this work committee.

9. The snubber issue was once again discussed. It was determined that Steve Jenkins

would try the snubbers out on Ted Tremain’s boat and figure out how to do this on a

pontoon boat. The subbers need a certain amount of room to work. All will be on hold for

this season. If it all works well, we will discuss increasing the boat slip rental fees and

buying snubbers for each slip next season. A wave attenuator was discussed to help

decrease the wake coming into our dock area. We questioned the usage of No Wake-

Boarding Buoys. Tom Nyman will contact someone in LACA to see how we can do

this also.

10. Discussion of how the work load is to distributed equitably among the board members

and training during the coming year. Board members were encouraged to volunteer for

jobs they feel they have the skill set to take over. Training will be provided.

**Donna Jenkins then opened the floor for any board member to discuss any issues or concerns.**

Tom Nyman reviewed our insurance on the Common Area and explained to the new board members how the board members are covered. Tom suggested the board have another person other than himself become familiar with the insurance. Tom also suggested we have an assistant treasurer to help him.

Paul Gadoci suggested looking at the board positions and assigning tasks to positions.

Donna Jenkins asked the board for permission to purchase another digital recorder. The board agreed and okayed the purchase.

Meeting adjourned at 11:22 AM

Respectfully,

Donna Jenkins, COLA President (draft)