

Lake Harding Leaseholders Association, Inc.  
Annual Directors' Meeting Minutes  
April 13 2016

Call to order

President Ron Durham called to order the annual meeting of the Lake Harding Leaseholders Association at 6:00 PM on April 13, 2016 at Freeman and Associates Corporate Conference Room.

Roll Call:

Present: Ron Durham, Richard Young, David Hawkins, Todd Wood, Bubba Roberts, Greg Gantt.

Delayed: Jim Duncan

Absent: Brette Johnson, Janeen Tucker, and Joel Donovan.

Ron declared a quorum.

Old Business

Approval of minutes from last meeting.

Opened discussion regarding Jan 13 BOD meeting. David Hawkins commented they were good and moved to accept without reading. Todd Wood second. Motion carried.

Media Committee Report

No committee members present (Jim Duncan delayed, Joel Donovan absent). Richard Young presented the committee business in his absence.

1. The consensus is to continue informal support of the "Lake Harding" Facebook page. This alleviates the burden to report perishable and special alerts to the membership. Additionally, the FB audience included more "users" of Lake Harding.
2. Joel requests help getting advertisers to renew in the LHA Directory. Richard passed out a spreadsheet with previous advertisers. Copies of the application form were passed out.

Safety and Security Committee

Ron presented this "old business" as tabled from the previous meeting.

1. Richard commented the insurance covered the liability aspect but it would be good to have someone to insure calls to 911 were properly answered. Still be useful.
2. David referenced "street captains". Find someone outside the board to head this up. Safety and security issues fall under the Street Captains.
3. Bubba discussed the litter control effort. Todd also discussed individuals who pick up litter. Block parties were discussed by Todd & Richard. Richard cited a need for Street Captain job description. David inquires who is willing to head this up on each side. Richard agrees. Todd...this encourages member and resident association. Greg commented many don't use the Facebook page. David commented he's constantly getting input that everyone missed the emails from Susan.

4. Greg volunteers to head Street Captains. David offers help to Greg. Greg to create the job description for captains and disseminate to all directors for input.

Ron formally removes the "safety and security committee" from LHA BOD business in favor of the Street Captains Program led by Director Greg Gantt.

#### Insurance

Our exposure as a Board of Directors was identified as unacceptable in the previous meeting. Brette acknowledged that shortcoming and volunteered to obtain this for our association. Through a lot of effort and negotiation Brette got us the coverage. The details were covered and executive committee action noted.

#### Membership Committee

Discussion determined there wasn't a need. Memberships are growing without it. Ron commented we had 48 new members in 2015 and that 100 in 2016 would bring in \$5000 2016 revenues and \$2500 sustained revenue. Problem is 48 new members isn't considering the loss of members. Membership expansion is minimal without outreach. Discussion offered the Captains to resolve this.

#### Annual Membership Meeting

The annual membership meeting was held March 29th and was very well attended. The entire BOD was present except Richard who was physically unable. All speakers came and presented well received briefings on their respective areas. There were several issues that warrant our discussion and possible response to the membership.

1. The financial report included Rumble on the River funds in the bottom line. Separation of these dedicated funds need better communicated to the membership. Monica Young represented Richard well and assisted clarifying this at the meeting.
2. After the meeting several members approached Ron inquiring why the donations were not presented for members' comments and vote.
  - a. It was decided by the board that in future annual member meetings discussions of future donations would be included in new business. A vote would not be offered but input would be recorded and considered when the BOD votes on donations.
  - b. Beginning in 2016, all donations must be the result of a formal request by the recipient. The request would be considered by the board and acted on according to the directors' decision. Such requests shall include appropriate justification/needs as well as feedback on use of previous donations.  
Notifications for 2016 will be done by:
    - i. Ron Durham-Chattahoochee River Warden
    - ii. Bubba Roberts-Cross Committee
    - iii. Jim Duncan-Beulah Fire District
    - iv. David Hawken-Antioch Fire Department

#### Bylaws Update

The 2001 edition of Lake Harding Leaseholders Association Bylaws were updated in several areas.

1. The reference to the corporate were changed to "association" throughout the bylaws.
2. Means of communication was modified to include email as acceptable means of formal and informal communication.
3. Requirement for insurance to protect the corporation and directors.
4. The provision of records to facilitate fiscal reviews and/or audits.

### New Business

#### Budget Revision

Richard Young explained the expenses and various discussions regarding last year purchases and donations. All were approved as budgeted.

1. Discussion concerning transparency of the Rumble on the River funds. The fear that transparency would inhibit future donations when the significant, but necessary, balance was published. Each year's fundraising supports the following year's show. How to favorably communicate that is the challenge.
2. Discussion followed the various donations from previous years and all were justified and expected to recur in 2016. The 2016 budget includes these.
3. The requirement for Donation requests and justification was addressed again with general acceptance.
4. New donation and expenditures. The LHA is open for new endeavors suggested by members.

#### Rumble on the River Committee

Ron briefly discussed the Fireworks effort and the 2016 contract amount of \$25,000. It was approved so Ron can sign the contract needed by 15 Apr. It's noted that all expenses for ROTR must come from those dedicated funds.

The \$25K show should be our limit. The general consensus is to look at a Memorial Day show if the funds are there. It would take \$30K annual for two shows.

Safety announcements by the Radio Show that night. Also alert the captains to remind all.

Ron put the contract approval to the BOD for vote. Discussion, Moved Greg, Second Jim, passed.

#### Boaters Safety

The subject of boaters safety classes arose and was acknowledged as a great endeavor. David Hawken to head up the Georgia Side and Bubba Roberts the Alabama side.

#### Georgia Power Committee

David reminded the board of the 5 points of GPC lease reforms sought. Whatever action is taken it may necessitate legal action from members not on the board. Our positive relationship with GPC is integral to the LHA mission.

David seeks GPC to cite all changes on new contracts.

Discussed the GPC Committee meeting with Dawson Ingram and points from both sides.

Committee Members: Bob Flournoy (Realtor), Tim Agena (Attorney)

#### Media Committee

The 2016 Directory is a huge endeavor and it takes everyone's effort. Must get \$9K to break even.

#### Election of Officers

Ron called for nominations for 2016 Officers of Board of Directors.

Nominations:

Ron Durham for President

Brette Johnson for Secretary

Richard Young for Treasurer

Motion to approve those officer nominations: Bubba Roberts, Second Todd Woods, passed.

#### HOA Express vs Website

Ron presented the opportunity. Proposed moving the LHA Website to this in 2016. Very positive acceptance and Ron committed to inform board members of the link for them to review. Feedback was very positive.

Open for further discussion.

Feedback to the general membership regarding the donations still needed.

Adjourned at 7:29 PM.