

Lake Harding Leaseholders Association, Inc.

Meeting Minutes

January 13, 2016

Call to order

President Ron Durham called to order the regular meeting of the Lake Harding Leaseholders Association at 6:30 p.m. on January 13, 2016 at Freeman and Associates.

Roll call

President Ron Durham conducted a roll call and introduced board member nominees. The following persons were present: President Ron Durham; Treasurer Richard Young; Board Members Jim Duncan, David Hawkins, Todd Wood and Bubba Roberts; Board Nominees Brette Johnson, Janeen Tucker, and Greg Gantt. Nominee Joel Donovan was unable to attend.

Approval of minutes from last meeting

President Ron Durham read the minutes from the last meeting. David Hawkins moved to approve the minutes as read; Bubba Roberts seconded the motion. Motion carried.

Immediate Action Items

1. Presentation of New Board Members: There are four open positions on the board due to recent resignations. There are three (3) open positions for Georgia and one (1) position for Alabama. To fill the Georgia positions, David Hawkins nominated Brette Johnson and Greg Gantt; Ron Durham nominated Janeen Tucker. Joel Donovan was nominated by Richard Young to fill the Alabama position. Bubba Roberts moved that all nominees be accepted; Todd Wood seconded the motion. Motion carried.
2. Election of new Secretary: Due to the recent resignations, the position of Secretary must be filled immediately. The duties of the Secretary were presented to all present board members. After a brief discussion, President Ron Durham asked for any volunteers to serve as Secretary. Brette Johnson volunteered. David Hawkins moved that Brette be elected as Secretary; Todd Wood seconded the motion. Motion carried.

Treasurers Report

Treasurer Richard Young distributed the current Financial Report. He went through the report to familiarize the new members with it. There were no questions regarding the report. Todd Wood moved that the report be accepted as presented; Bubba Roberts seconded the motion. Motion carried.

Open Items

1. Georgia Power Committee: This committee is chaired by David Hawkins; Bubba Roberts and Joel Donovan are the committee members. David Hawkins provided the following updates:
 - a. Hydrilla: The hydrilla is currently dormant. David will contact Georgia Power prior to the annual association meeting to get their upcoming treatment plan. The committee will compile a FAQ for distribution to the association membership.
 - b. Lease Periods/Architectural Committee/Georgia Power Tax: David intends to recruit other association members, and perhaps, outsiders to form a sub-committee to work in conjunction with Georgia Power * DH explained the effect of the following GP (Southern Company) endeavors on current and potential residents. Plans to develop and lead an Ad Hoc Sub-Committee of qualified members to resolving these issues toward the betterment of
2. Christmas Boat Parade: The members of this committee are Chairman Richard Young and Joel Donovan. Richard provided a report of the 2015 parade. The weather was ideal for the event. There were 16 boats in the parade and about 65-70 participants. This year, they had an undecorated boat leading the parade, as vision is difficult when there are a lot of lights on the boat. Several boats were forced out of the parade due to mechanical/electrical problems. This is a recurring issue when large electrical loads get put on inverters for long periods. This may be a safety/preparation topic for future parades. The Lake Harding Leaseholders Association sponsored the party after the parade; \$392.00 was spent on that event.

3. Fireworks Committee: The members of this committee are Chairman Ron Durham and Richard Young. Ron Durham reported that the 2016 show is confirmed for July 3rd beginning 9:30 p.m. Eastern Daylight Time. This will be a twenty (20) minute show. The contingency date is permitted for July 5, 2016, at 9:30 p.m. Eastern Daylight Time. There is no fee unless the contingency option is utilized; if utilized, the potential fee is 50% of the show fee. The amount should be reserved in the unlikely event that option is utilized. The final contract and permits will be obtained and presented when necessary by Pyro Pro, Inc.

New Business

1. Media Committee: The members of this committee will be Chairman Joel Donovan and Jim Duncan.
 - a. Facebook Administration: It was determined that we would use the Lake Harding Public Facebook page administered by an local individual to communicate non-association related community information.
 - b. Lake Harding Association Website: Jim Duncan brought everyone up to date on the status of updating the website. Richard Young is learning the software to manage the membership list.
 - c. Printed Directory: We will be printing a new directory this year. The directory has been a valuable resource for members over the years and everyone seems to favor having one. We will also look into having a PDF version available on the Association website. Jim Duncan suggested we also sell space on the website to the advertisers. Janeen Tucker suggested we look into a smart phone application for members to access the directory.
 - d. Promotional Items: Richard Young reported that Monica Young has enough promotional items in stock.
2. Safety and Security Committee: The Board tabled whether or not an actual committee is necessary.
 - a. 911 Issues: Ron Durham mentioned the concern among residents over reaching the correct jurisdiction when placing a 911 call via cell phone. Bubba Roberts reported that local agencies are aware of the issue and it is being addressed.

- b. ISO Rating: The Georgia side of the lake is currently a Protection Class 04. Ron Durham updated everyone on the current effort of the Beulah Fire District to improve their rating.
 - c. Insurance: It was brought to the attention of the Board that the Association does not have General Liability or Directors and Officers insurance coverage. Brette Johnson advised that the board members' personal insurance does not provide liability coverage for their service as a board member. She is going to obtain quotes for both lines of coverage.
3. Membership Committee: Ron Durham will seek a Chairperson for this committee. The committee is needed because we have a membership of almost 600 and there are for more residents on Lake Harding.
 - a. Neighborhood Street Captains: David Hawkins suggested we appoint street captains to recruit new members.
 - b. Mass Mailing: The board discussed obtaining current tax records and doing a mass mailing.
 - c. New Residents: We will continue to receive quarterly reports of new owners from GA Power and will mail a new member packet to those individuals.
4. General Membership Meeting: Ron Durham will coordinate with GA Power to schedule the meeting for late March or early April. The meeting will be held at the GA Power facility. GA Power has always provided the meal for the meeting attendees. Speakers will be invited and given a set time allotment to hopefully avoid repetition and unnecessary discussion. Janeen Tucker suggested we have promotional items available. GA Power typically has seedlings available for everyone at this meeting, so it was determined we didn't need to offer anything else.
5. Bylaws Update: The board agreed some sections of the bylaws are obsolete and there are some important issues not currently addressed. Ron Durham encouraged everyone to carefully review the Bylaws and suggest changes. We will get the bylaws updated to present at the general membership meeting.
6. Budget: With the formation of the new committees, each one may need a line in the budget. The amounts will be determined as the committees begin their work. We are not currently a tax deductible organization and Richard Young advised there is no need for us to pursue that. For that reason, receipts are not automatically sent for

donations, but one may be provided, if requested. Everyone agreed that public recognition of donations to Rumble on the River are adequate. A separate account is maintained for Rumble on the River. Whether or not that should be included in the Association financial report was tabled.

Adjournment

With no further business, President Ron Durham adjourned the meeting at 7:24 pm.

Minutes submitted by: Secretary Brette Johnson

Minutes approved by: [Name]