

# **Lake Harding Leaseholders Association, Inc.**

## **Annual Meeting Minutes**

**April 18, 2019**

### **Call to order**

President Ron Durham called the meeting to order of Leaseholders Association Board of Directors at 6:45 p.m. on April 18, 2019, at the GA Power Pavilion.

### **Georgia Power**

President Ron Durham introduced Dawson Ingram from Georgia Power. Dawson introduced his colleagues in attendance. They were Wayne Hardy, the new manager for Chattahoochee Hydro; Andrew Dudley; Warren Wagner; Kristin Holt; Clint Brown; and Jeff Bradley.

Dawson Ingram reported that there is a draw down scheduled for 2019; they are just waiting on final approval for that and the dates will be announced. Obviously, expected weather conditions may affect the draw down, but assuming nothing out of the ordinary is predicted, the draw down will take place.

Dawson also reported that GA Power will be removing the Riverview and Langdale Dams. This is a project that is expected to take about five (5) years. GA Power is no longer operating these dams. Removal of the dams will have no impact on Lake Harding, per se, but it will help to restore the river to its natural habitat.

Dawson asked Wayne Hardy to report on the dam. Nineteen (10) new gates and two (2) new hoists have been installed. The job is complete. When asked if transportation by GA Power across the dam would be available for future meetings, Mr. Hardy reported that, unfortunately, the Federal Energy Regulatory Commission (FERC) will no longer allow them to do that.

Dawson asked Warren Wagner to report on the progress of hydrilla maintenance. Warren reported that the treatments Georgia Power has done have had a major impact on the hydrilla in the lake. They have found that a lot of it is dormant, and possibly, is dying. There are obviously several other factors, i.e., weather, that most likely contributed to the effect of the treatments, but they are very pleased with the results thus far. They continue to work with Columbus State and University of Georgia on research of the plant and ways to control it.

### **Approval of minutes from last annual meeting**

Attendees were provided copies of the presented the minutes from the last meeting. Richard Young moved to approve the minutes; David Hawkins seconded the motion. Motion carried.

### **Approval of Treasurer's Report**

Richard Young presented the current financial statement and proposed budgeget for the 2019-2020 year. Bill Wadsworth moved to approve the report; David Hawkins seconded the motion. Motion carried.

### **Rumble on the River Report**

Richard Young reported that he met with the fireworks company and Georgia Power at the dam. We increased the amount being paid for the show to \$30,000, show the the number of fireworks in the display will increase. Everything is in place for the show. The show will be held on July 3<sup>rd</sup>, 2019.

### **Boat Parade**

Richard Young and Bill Wadsworth worked to organize the 2018 Christmas Boat Parade that had to be cancelled; this was the second year in a row that the parade had to be cancelled due to unfavorable weather conditions. A survey was sent out to the membership to vote on whether to move the parade to another national holiday weekend or to keep it as a Christmas event. The vote was to keep the Christmas parade, so one will be planned for December 2019.

### **Lake Harding Community Signage Committee**

The association will be placing signs welcoming people to the Lake Harding Community. One will be placed at the Long Bridge on the Alabama side and the other will be placed at the corner of Highway 219 and Lick Skillet on the Georgia side. David Hawkins reported that he has discussed the project with some builders and suppliers with whom he has a business relationship. Some are willing to donate time and supplies to assist with the project. He has also spoken with some of the local schools and Columbus Technical College to get students involved with hands-on training while assisting with building the signs.

## **Chattahoochee River Conservancy ([www.chattahoocheeriverconservancy.org](http://www.chattahoocheeriverconservancy.org))**

Executive Director, Henry Jackson, introduced new employee, Matt Jenkins. Henry reported that the findings of research performed by the University of Georgia found that the land use around the river waters has changed significantly and the panel provided recommendations on what to do to conserve and improve the water quality and environment. They are working on implementing/completing those recommendations.

Henry shares up to date information on research/findings on the conservancy's website. He also provides water quality for swimming on the Lake Harding Facebook page, and does podcasts. Many of the podcasts address questions posed on the Lake Harding Facebook page. He encouraged the membership to refer water quality concerns and questions to him and he will be sure to address each one.

The Conservancy, in conjunction with GA Power, GA Department of Natural Resources, Alabama Department of Natural Resources, and local high school fishing teams, distributed over 350 Christmas trees around Lake Harding to serve as fish attractors. This helps to conserve the natural habitat of the water, as well as provide good spots for fishermen.

## **Georgia Power Committee**

David Hawkins commended Georgia Power on the strides that have been made in the treatment of hydrilla in the lake. He meets with Dawson and other Georgia Power representatives on a quarterly basis to discuss concerns of the Association and its members. Specifically, they continue to discuss the taxes and the lease transferral fees. We have asked that GA Power consider an architectural committee of leaseholders to work in conjunction with GA Power on approval of building projects. GA Power is considering it but no decision has been made at this time.

## **Street Captains Report**

Greg Gantt explained that the intent of this program is to make our neighborhood smaller, improve communication, promote neighborhood safety, and encourage association membership. Greg reported that the program was making good progress on the Georgia side of the lake. Bill Wadwoth has headed up the effort on the Alabama side. Greg called for volunteers to assist with the effort and/or to be a Street Captain their neighborhood.

## **Board of Directors Officer Nominations**

Richard Young read the biographies of the nominations from the Board. The nominees were Jay Clark (AL), Pam Thomas (GA) and Tom Schroeder (GA). Ron Durham called for nominations from the floor. Having no nominations from the floor, Gary Green moved to accept the Board nominations; Mark Westguard seconded the motion. Motion carried.

## **Membership Recruiting**

Ron Durham reported that we have seen a decline in new memberships. A lot of this is attributable to the fact that people are building permanent, full time homes on the lake and are not moving away from the lake. Also, Georgia Power no longer provides the contact information when leases are transferred due to privacy concerns. Georgia Power has agreed to mail out recruitment letters to all of the leaseholders at the expense of LHA. GA Power is waiting on permission from management to do so.

## **Increase in Annual Dues**

LHA has not increased the dues in about 20 years. In order to continue supporting local organizations, funding operating expenses, funding the annual BBQ's, etc., the Board of Directors proposed an increase in annual dues \$25 to \$50. The initial fee to join would remain at \$75. There was no discussion; the members in attendance were in favor of the increase. Gary Green moved that we accept the proposal to increase the dues; Greg Gantt seconded the motion. Motion carried. Everyone was reminded that membership applications are available on the website, [www.lakeharding.com](http://www.lakeharding.com). Members are also able to pay dues online.

## **Election of Officers**

After no nominations from the floor, the 2018-2019 officers will be Ron Durham, President; Richard Young, Treasurer; Brette Johnson, Secretary. Jay Clark moved that the officers be approved. Tom Schroeder seconded the motion. Motion carried.

## **Department of Natural Resources**

Ron Durham introduced GA game wardens, Ethan Franklin and Dean Gibson. Officer Franklin encouraged everyone to be responsible and practice safe boating. They will be patrolling the waters and are here to protect everyone. Mitch Oliver will also be patrolling.

The Alabama State Patrol is responsible for patrolling the Alabama waters. Officer Franklin has been told that they do have an officer who will be patrolling; others have been told that due to budget cuts, the officer would not be patrolling Lake Harding. Ron will post representatives' contact information for resident to voice their concerns over lack of presence. Monica Young provided the following contact information.

Hal Taylor 334.517.2847 and Charles Ward 334.517.2763

### **Miscellaneous New Business**

The GA Power facility on the Georgia side of the lake will no longer be available for use for the annual meeting, and even if so, transportation across the dam is no longer an option. The pavilion does not provide boat parking, so attendance from the Georgia side is minimal. We need to either find a new location or alternate between Georgia and Alabama. Everyone in attendance agreed that it is important for there to be a contingency from each side of the river to share opinions and concerns.

Some options that were discussed are Columbus Boat Club and Blanton Creek Campground.

Henry Jackson announced that there is a meeting facility where his office is located and the Association could utilize that at no cost. The board will plan to hold the annual meeting there in 2020.

Ron Durham recognized and thanked Mark Westguard for his work on getting the Association set up on [www.lakeharding.com](http://www.lakeharding.com). The site is full of information about our lake and the community and Mark does an outstanding job maintaining the site. Mark announced that his firm will be waiving the 2019 fees, so that money will go back into the LHA budget.

Chief Blake Simpkins of the Beulah Volunteer Fire Department was introduced. Chief Simpkins was pleased to announce that everyone in their district is no longer considered a Protection Class 04 by the Insurance Services Office (ISO). Everyone needs to be sure to contact their insurance agents to be certain the property is rated correctly. Chief Simpkins had letters available if anyone needed one.

### **Adjournment**

With no further business, President Ron Durham adjourned the meeting at 7:55 pm.

Minutes submitted by: Secretary Brette Johnson