# Lake Harding Leaseholders Association, Inc.

# Meeting Minutes

**January 6, 2021**

Call to order

President Tom Schroeder called the meeting of Leaseholders Association Board of Directors to order at 6:00 p.m. on January 6, 2021, at Freeman and Associates in Columbus, GA.

Roll call

The following persons were present: President Tom Schroeder; Treasurer Richard Young; Secretary Brette Johnson; Board Members David Hawkins, Jay Clark, Greg Gantt, Scott Peebles, Bill Wadsworth, and Keith Padgett.

Approval of minutes from last quarterly meeting

Minutes from the previous meeting were presented. Richard Young moved to approve the minutes; Bill Wadsworth seconded the motion. Motion carried.

Approval of Treasurer’s Report

Richard Young presented the current financial statement. Due to the membership letter distributed on behalf of the Association by Georgia Power and an increase the annual membership dues, we collectected the most dues and acquired the most new members since at least 2013. We have a total membership of 626. After a review of the report, Keith Padgett moved to approve the financials as presented; Bill Wadsworth seconded the motion. Motion carried.

Old Business

Tom Schroeder is going to send an email to the membership outlining what the board members feel was accomplished during the year 2020. In summary:

1. Members were provided information and updates on plans for a quarry on the Alabama side, near Hiawassee Creek.

2. Members were provided information and were regularly updated on the plans to rezone the property across from the GA condos so that the new owner could build an RV Park.

3. Members were provided information about the plans for GA Power to decommission 3 dams up river.

4. 30 new Neighborhood Watch signs were purchased and put up along the main roads in the lake community in Alabama and Georgia. More signs are being purchased and members should let us know if they would like to put one in the neighborhood. The new signs will be larger that the first ones that were ordered.

5. Board members met with Chris Largent, the new Director at Chattahoochee River Conservancy, to discuss how the Association can work with the Conservancy to benefit Lake Harding.

6. Two board members met with Alex Sirmans, the new Alabama State Patrol Officer who is assigned to patrol the Alabama side of the lake. Officer Sirmans shared his planned work schedule. Board members provided him details about the Association Officer Sirmans is willing to assist with educating the membership about boating laws, safety, etc.

7. A new directory was published and mailed to all members in good standing. We had more advrtisers that ever. We encourage members to support our advertisers.

8. The Association had the most new members in 2020 than ever.

9. The Association donated approximately $15,000 local organizations. These include the Beulah and Antioch volunteer fire departments, Chattahoochee River Conservancy, and the Cross.

10. 2021 annual dues are due. The annual dues are $50. The cost for new members is $75 ($50 annual dues plus a one-time fee of $25.)

New Business

**2021 Objctives**

The board discussed what the objectives should be for the 2021 year. In summary:

1. We need to get the web site updated. Specifically, we need to get all of the board meeting minutes up to date and be able to keep fireworks donations updated. Bill Wadsworth and Richard Young will be looking into what needs to be done on this.

2. David Hawkins raised the question whether or not we want to amend our bylaws. The current bylaws are very broad and do not contain a specific mission statement. The board members agreed to have an attorney review them and make recommendations about what the board may consider. Brette Johnson will ask an Association member who is an attorney to look at them and make recommendations.

3. Jay Clark asked if there was anything the Association could do to assist with 911 response on the lake. The new officer assigned to the Alabama side will be patrolling on a regular basis and GA DNR patrols regularly. The Beulah Fire Department used the Assocation’s donation to equip a fire boat that could respond, if needed, to the GA side of the lake. Board members will continue to consider ways the Association could assist with safety issues.

4. Tom Schroeder would like for the Association to provide the membership with regular communication regarding boating rules, laws, safety, etc.

5. David Hawkins will continue to work with GA Power regarding the allocation of the property tax to leaseholder.

6. Greg Gantt suggested that we look into how the Association could assist with maintaing Two Tree Island. Several board members volunteered to reach out to Chad Morgan to discuss those possibilities.

**2021 Budget**

Richard Young presented the 2021 budget. The budget includes a line item for the Fall barbecues. At this time, due to Covid restraints, we are not sure the barbecues will be possible. Keith Padgett suggested that we consider sponsoring a concert on Two Tree Island in lieu of the barbecues if we are unable to host the events indoors. That will be considered as we know about restrictions.

Bill Wadsworth moved to accept the 2021 budget as presented; David Hawkins seconded the motion. Motion carried.

**Board Member Nominations and Officer Elections**

President Tom Schroeder announced that he is resigning from the board, effective immediately, due to personal reasons.

Bill Wadsworth nominated Chad Morgan as a new board member. Jay Clark seconded the nomination. Bill will reach out to Chad and welcome him as a new board member.

Bill Wadsworth moved to reelect Brette Johnson as Secretary for the 2021 year; David Hawkins seconded the motion. Motion carried.

Bill Wadsworth moved to reelect Richard Young as Treasurer for the 2021 year; Jay Clark seconded. Motion carried.

Tom called for volunteers to serve as President. Richard Young mentioned Assocation Steve McCall, who has served on the board and as President in the past. Brette Johnson has spoken with Steve and he is willing to serve for one year. Scott Peebles nominated Steve McCall for President; David Hawkins seconded the motion. Motion carried. Brette will contact Steve.

**Adjournment**

Bill Wadsworth expressed deep gratitude for Tom’s outstanding service to the Assocation over the past year, probably the most trying in the Association’s history. All board members concurred and thanked Tom, as well.

With no further business, President Tom Schroeder adjourned the meeting at 7:32 pm.

Minutes submitted by: Secretary Brette Johnson