

Lake Harding Leaseholders Association, Inc.

Meeting Minutes

January 25, 2023

Call to order

President, Jay Clark, called the meeting of Leaseholders Association Board of Directors to order at noon on January 25, 2023, at the GA Power office on Bartlett's Ferry Road in Fortson, GA.

Roll call

The following persons were present: President Jay Clark; Treasurer Richard Young; Secretary Brette Johnson; Board Members Bill Wadsworth, Keith Padgett, Neil Block, Chad Morgan, and Adam Cail. Also in attendance were Dawson Ingram, Jake Saunders, Jessica Stewart, and Ricky Wilborn of the local GA Power staff.

Approval of minutes from last quarterly meeting

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

Approval of Treasurer's Report

Richard Young presented the current financial statement. Keith Padgett moved to approve the financials as presented; Bill Wadsworth seconded the motion. Motion carried.

Old Business and Committee Reports

1. Georgia Power: Georgia Power has provided lunch for the meetings since we have been using their facility; they have asked if we could reciprocate. Bill Wadsworth moved that we do so and Richard Young seconded. Motion carried.

The abbreviated drawdown was further discussed. Dawson explained that they must apply to multiple agencies for approval to do a full drawdown and they do not have to do that for an abbreviate drawdown. They anticipate doing another abbreviated drawdown but will give the community more notice. The drawdown must be coordinated with Lake West Point, as we rely on them to release water to refill the lake.

GA Power has received complaints about issues with permitting. Jessica explained that many of the delays with permitting are due to issues with the lot leases, i.e., renewals have not been paid, taxes have not been paid, etc.

2025 is still the anticipated date for the next full drawdown. Does the membership want more abbreviated drawdowns before 2025? Dawson requested input from the Association that he can relay to management.

The GA Power website has all the guidelines for permitting repairs, construction, replacements, etc. In short, any structure over the water requires permitting. It is better for leaseholder to ask whether or not a permit is required. Many projects do not require a permit. Neil Block asked whether or not old firehoses are permitted for use as dock bumpers. Dawson is unaware of any restrictions. Neil reported that Antioch Volunteer Fire Department has some old hoses available.

GA Power no longer polices aesthetics on the lake, such as paint colors. They do, however, still have restrictions on metal roofing colors because reflections are an issue.

Dawson announced the upcoming rollout of an online customer portal, Lake Works. They are hoping to have a soft rollout in March or April 2023. Leaseholders will be able to apply for permits and be granted approval all within one system.

2. Welcome Signs: Jamie Griffis was not in attendance for a report. Jay asked whether or not we wanted to continue with the project and the board agreed that we should. Keith Padgett suggested that we make the sign on the Georgia side of the lake a priority. Once that one is complete, we will focus on the one on the Alabama side.

3. Boat and Water Safety: Chad Morgan said that there is no one on the Alabama side available at this time to conduct a boating class. Brette Johnson will ask the owners of 219 on the Lake if another class can be held on the Georgia side, and if so, will coordinate that with GA DNR.

4. Safe Kids Columbus: Bill reported that we have not seen the station that has supposedly been built for the Sonia's marina slough on the Alabama side. Once the boating season gets going, the committee will get going on supplying the stations around the lake.

5. New Directory: Bill Wadsworth reported that we are 2/3 of the way to the \$15,000 needed to publish the directory. Most of the advertisers have renewed their ads, but we still need more. 72 pages of the current directory are history, emergency information, and contacts; the rest of the directory are advertisements. After the new one is published, do we want to look into going to a digital format in the future? After much discussion, the consensus is that we should move in that direction.

New Business

1. Mission Statement: There is currently no formal Mission Statement for the Association. Neil Block recommended that we develop one. He and Jay will work on composing that to present at the next meeting.

2. Annual Meeting: Bill Wadsworth is diligently working to find a venue for the annual meeting. He has already worked with Country's BBQ to cater the event. We need a facility

that will accommodate 250 people. Neil Block is going to check with the Masonic Hall. The meeting will be held in April, but we must have a venue before we can set the date.

3. Board of Directors: Richard Young, Brette Johnson, and Jay Clark do not plan to continue serving on the Board. Everyone needs to be thinking of replacements to nominate at the annual meeting.

Adjournment

With no further business, President Jay Clark adjourned the meeting at 1:36 pm. The next meeting will be held at the GA Power land office on 03/29/2023.

Minutes submitted by: Secretary Brette Johnson