



## **Board of Directors Meeting**

**January 09, 2016**

### **Board Members Present:**

President Pat Leach, Vice President Sallie Halverson, Secretary Doug Allen, Bud Morice, and Tom Fannon

### **Board Members Absent:**

Al Evans, and Brenda Tuck (new member on the board)

### **Resort Manager:**

Carrie Tainter

### **Number of Owners and Associates Present:**

6 Owners and Associates attended the open meeting

The Board President opened the meeting at 10:16 a.m. in the Monroe Room at Lake Expo. Pat closed the meeting to deal with an owner an associate issue on the resort. After talking with the parties involved and reviewing the security report the owner and associate were asked to leave the meeting. After a discussion among the board members and the resort manager a decision was made on the incident. The Resort Manager was directed to send a letter with the boards' decision to the owner and associate.

The Board President reopened the meeting to any owners wanting to address the board.

An owner stated he had a concern with the space around the beds in the condo. With the bed being so close to the wall there was not enough space around the bed so the bed could be made properly. The resort manager advised she would look into the issue.

One board member thanked the resort manager for the placement of the toilet paper dispenser in the Lake Expo restroom. The location made it more user friendly and recommended installing all future dispensers in the same location.

An owner asked about the condition of the roads in the 100 sites area. The resort manager advised that the area is being addressed.

A board member and owner asked how the resort faired with the recent heavy rains and flooded areas. The board member also thanked the resort manager and employees for putting pictures on Lost Valley Lake web site so all owners could see the conditions and know there was no flooding in the area of their storied campers. The resort manager advised there were no real issues on the resort. The low water crossing was covered for a few days but the resort was accessible through the back gate.

An owner asked how the special committees were doing (Rules & Regulations and Ways & Means)? The Board Chairman and a board member advised not much has been going on lately with either committee. The Ways & Means committee had accomplished a lot in the past and raised money for such projects like the Automatic Defibulator for the resort, dog park and playground equipment.

The owner also asked what can be done to raise money for future items for the resort? There was talk of a possible BBQ, a concession stand or raffles.

The Chairman thanked everyone for attending the meeting with the bad weather conditions (heavy snow and cold temperatures), with no further questions the meeting was closed at 10:29.

The Board Chairman opened the closed business meeting at 10:29.

The Chairman asked for a motion to approve the September 27, 2015 board minutes. Sallie made a motion to approve the minutes with Tom seconding the motions. After a discussion with placing names in the minutes the board approved the minutes.

A board member asked if the No Use of Electronic Cigarettes signs had been POSTED at all resort buildings? The resort manager advised she had made the signs for security to place on the resort buildings.

The Chairman opened the floor for a discussion on 2016 maintenance fees and a possible future assessment for larger projects that need to be repaired or replaced.

A board member discussed the letter that he presented to all board members at the September 27<sup>th</sup> meeting from the resort attorney regarding using a special assessment to replaced and update the facility. After a discussion was held on the number of owners that can vote to get the 2/3s number for the issue to pass, the board member that presented the letter will re-contact the resort attorney for better clarification on voting members for the May meeting.

The Resort Manager presented the board with a list and cost of needed items on the resort. Here is the budget requested list:

- Replace roofs on the boathouse, guard house, large pavilion, and maybe reservations building
- Replace deck on Condo 7
- Redo the shower house in the 100 site area
- Chip and Seal more roads and condos parking area
- Level more sites
- New Rubber Mulch in some areas and possibly a new playground in the Fort Wilderness area
- Update facility vehicles
- Face lift on the maintenance building to match the other resort buildings
- Turn one side of the tennis courts to more pool seating and redoing the basketball area

The total estimated cost for the above projects will run around \$295,500.00

If the special assessment were to be used, below is a list and cost of those items:

- Update or replace the resort sewer treatment plant. An engineer has been hired to review current system and the resort needs. The study should be completed after the summer of 2016. At this time there may be a DNR compliance issue that will need to be addressed. Since the system was put in place thirty (30) years ago it has only had one update.
- Complete the lodge project
- Replace and upgrade the outdoor pool and filter system. The current pool has several large cracks in the bottom. There have been several attempts to repair the cracks but the attempts have been unsuccessful. The filter system is also due for an update or replacement. The pool upgrade could possibly include a better entrance ramp in to the pool and be more kid friendly.
- New equipment building with wood storage.

The total estimated cost for the above projects will run around \$3,785,000.00

A board member made a motion to send out assessment cards. After a discussion and needing more information the motion failed because of a lack of a second. Tom Fannon advised he would have more cost information for the board members at the board meeting in May to help in make a decision on assessments.

Tom advised that Brenda Tuck was out of town but did call him. She advised that she would be in favor of a maintenance fee increase but there should also be a usage fee for each night of camping. The board discussed the issue regarding the nightly usage fee. None of the board members that were present were in favor of charging the owners a nightly usage fee.

Doug made a motion to increase the maintenance fees to the following:

- Executive \$49.41
- Charter \$42.38
- Wilderness \$32.18

The resort is still trying to catch up from the five (5) year freeze of dues and the items that Resort Manager submitted needs to be completed.

Sallie seconded the motion. All board members approved the motion.

A board member asked if there needs to be any updates to the current rules and regulations? Another board member advised he has been going through the rules and regulations to see if they need to be updated.

A board member asked the Resort Manager if she was still working on removing unknown owner's trailers from the storage lot. She advised it is a slow process but yes they are still working on it

The resort manager did advise a change to the issuing of the Associate Cards. The purchase of the card is good for one (1) year from the date of purchase.

A board member asked Resort Manager what the process is in effect for owners or associates that violate the forty-eight hour rule with leaving a camper unattended on a campsite. She advised with the new head of security the rule will be strictly enforced. The owner in violation is sent two letters of warning that they are in violation of the rules of the resort. After that the owner will be suspended from the resort for a period of time. If the owner contacts security or the resort manager of an emergency then the forty-eight hour rule can be extended.

Bud made a motion to adjourn the meeting. Tom seconded the motion. With no further business the Chairman adjourned the meeting at 11:40 a.m.

Minutes Approved: May 21, 2016

Minutes submitted by: Doug Allen