



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, October 16, 2023

All members of the Board except for Elayne attended the meeting convened by Zoom at 5:00 p.m. on Monday, October 16, 2023.

- **Approval of September 11, 2023, Minutes.** The minutes of the meeting of Monday, September 11, 2023, were unanimously approved.
- **Bridges and Ramp.** John York and Alan Reyner reported Bridge work at Marina is going nicely and weather permitting hopefully will be completed by the end of October. We are hoping to get three (3) competitive bids on the ramp.
- **Annual Meeting and Budget.** Extensive discussion was had concerning topics for Annual Meeting. The major one being the continuing maintenance of our gravel roads. Our gravel roads are costing a lot to maintain and it has been years since the road was recontoured for drainage and gravel top-layer bonding. We have identified a contractor who has a lot of experience with soil cement, which is another form of road-base using a mixture of our existing roadbed (supplemented where needed) and adding 5%-10% Portland cement with water. The reclamation mixing process also serves to recontour the road. Knowledgeable and experienced road builders tell us it will hold up quite well on its own as our traffic is both light in numbers and in weight. Furthermore, it is relatively easy to repair. We will gather more info for the property owners on the pros and cons of soil cement. Also, we discussed putting before the Property Owners a revised dues structure whereby there would only be two categories. Unimproved Lots and Improved lots. It is felt this would be a more unifying structure for our community. This would require an Amendment to our Covenants and Bylaws. Estimates to be revenue neutral are \$1600.00 for Improved Lots and \$1200 for Unimproved Lots.

Ginny went through the Budget including the Reserves for 2024 and it was unanimously approved with the caveat we felt comfortable including the income from the Boat House (\$3,200.00/year) and the Equipment Shed (\$4,000.00/year). Additionally, the Board voted unanimously to approve, if necessary, the use of General Reserve Funds to absorb overages for specific projects defined on the budget sheets (for example boat ramp and road maintenance). There was much discussion as to whether a five (5%) percent dues increase is necessary to assist in replenishing the Reserves. Ultimately the Board voted to increase the 2023 annual dues across all categories of Lots by Five (5%) percent.

- **Adjournment.** There being no further business, the meeting was adjourned at approximately 6:15p.m.