

LAKE ROSS COLLINS HOMEOWNERS MEETING 10-25-21

Meeting called to order by Doug Smith.

Brief recap of Lake Ross Collins history and FAQ's for all new members in attendance. Was nice to see several new homeowners come out. The distinction was made between a Homeowner and being a Homeowners Association Member.

Update on the HOA Board of Directors position vacancies:

- PRESIDENT - DOUG SMITH – CHIEF EXECUTIVE FLUNKIE IN CHARGE OF #2 PENCILS
- VICE PRESIDENT – VACANT
- TREASURER – SUE MCPHERSON
- DIRECTOR #1 – JOANN MCPHERSON
- DIRECTOR #2 – KIM ROBBINS
- DIRECTOR #3 - VACANT
- SECRETARY – VACANT

Plea was made to please consider taking a position on the Board of Directors. Doug Smith to work on filling positions as soon as possible. All current board members agreed to stay on for another term.

LRC HOA bank account is \$3627.

Update was given on the re-paving of the South/Large Dam and North/Small Dam. Message left for Josh Todd who will address the time needed to be completed. Paving should happen this year and the bridge repair would probably not happen this calendar year. Doug Smith to confirm with Josh Todd, District #3 Supervisor as soon as possible and advise residents.

Discussion on draining the lake to make the small dam repairs. A new plastic culvert will be used to replace the collapsed metal culvert previously installed. If main lake is drained for repairs Doug Smith to meet with Josh Todd and Rush Mayatt to make the emergency spillway wider and lower to allow more water to drain out faster before water levels rise above the shorelines. All this work was to be done by the county for free to all LRC Residents. An explanation of the history of this project was given. A recap of the hydrological study that LRC paid for was given. A recap of the meeting and “nay” vote not to perform emergency spillway modification was given. If main lake is drained for small dam repair the board has decided to also have county make emergency spillway modification since MDEQ permit and inspection will be done regardless of spillway modification or not. Doug Smith to speak to Josh Todd regarding these projects.

Was decided by unanimous vote that a second LRC HOA Facebook page would be created for all HOA members in good standing. This page would only be for HOA activities and voting. The Main LRC page would open up for all discussion and non HOA posts. The LRC main page would open for non LRC HOA residents. (Horseshoe Drive and Phase 2 Homes at the front of the main lake subdivision) Also it was decided to allow “some” local businesses with posts of interest and relevant to our residents to be part of the page. The new LRC HOA page will be for HOA member sin good standing and include only voting homeowners. This new page will launch very soon.

Lawn maintenance of common area(s) by an independent company was brought to the floor for consideration and voted on. Quotes were gathered and approved. Adam Stewart Lawn Service was approved to cut and maintain the public boat launch and the south/large dam rails. Adam will cut every two weeks for a fee of \$50.00 for the main boat launch and \$40.00 for maintaining the grass around the guard rails on main dam. He will spray as needed and keep both sides of the guard rails cut every two weeks. Total yearly budget for this service should be \$1620 for approximately 9 months out of the year. Extra service may be needed if additional grass cuttings are required over the winter months. This was voted on and approved by unanimous vote.

The HOA board of directors also authorized a one time fee of \$175 for Adam to clear the shoreline of the public boat ramp. Weeds and shrubs are over 5 feet tall. This will be maintained ongoing with our service contract. Our boat ramp common area and guard rails will look great going forward!!!

It was also voted on and approved to have Adam Stewart Lawn service cut down all trees, saplings, and weeds on the shoreline of the main dam. This will take 4-6 weeks to complete for a charge of \$600.00. It is crucial that these trees be cut down to stop any root damage from occurring to the dam. It is also a very visible eyesore. Lastly it was voted on and agreed to for Adam to spray 3 times a year the entire length of the main dam weed killer and remove weeds or new growth. The cost is \$300.00 each service. It is estimated that it should take 3X a year to maintain. This along with the county occasional and unreliable service will now maintain the eye sore around the boat ramp and main dam common areas.

NOTE: Huge thanks to Brad Crawford who maintains the small/north side dam.

Proposal brought to the homeowners by Doug Smith for creation of paid position of Secretary on the board of directors. It has become abundantly clear that the main problem with our neighborhood and HOA is the complete lack of communication. This new paid position was compared to the very popular third-party company management of HOA established neighborhoods. The cost of this service cannot be justified with the lack of amenities LRC provides residents other than the lake and glowing dedication and leadership of the HOA president. LOL Such amenities are resident owned roads, (we have county maintained roads and like it that way), guard shack and gated entrances and community center/swimming pools. We have opted for a part time position of Media director, communications manager or even Secretary of State to become part of the responsibilities of this new hired position. Responsibilities will include:

- Send out mailers and announcements to all residents. We have many residents who do not use facebook and do not get any information from the HOA.
- Will create and maintain better announcement signs on each of the 3 entrances to the neighborhood.
- Will update and create a current directory of all residents.
- Will send out welcome package to all new resident homeowners.
- Will update and maintain facebook page.
- Will send out HOA dues letters to all residents and follow up with HOA treasurer and send out 2nd, 3rd and possibly 4th notices of HOA dues to be paid annually.

This is a huge task and that we as a group have failed miserably at. It was voted on and approved to create this position. There is still debate on compensation and final list of responsibilities for this position to maintain. It was unanimously agreed to that compensating this position would dramatically increase the HOA Revenue income. There were many great ideas brought to the floor to lower the workload and cost of this paid position. One of the best ones was working with local charity clubs who need to perform charity hours. Such as the Debs and Dusties. This position will be added to the budget but a total cost will need to be developed and voted on by the Board of Directors and HOA members. More information will be rolled out on this very soon.

HOA Dues for 2022 were voted on and approved at \$100.00. LRC HOA will be adding paypal, venmo and cash app for residents to pay their dues. Currently the only way to pay your dues is to mail a check to Sur McPherson (HOA treasurer) and drop of check at The Community Bank located at the corner of the Piggly Wiggly parking lot. NOTE: WE WILL NO LONGER BE USING THE PIGGLY WIGGLY DROPBOX. If you pay your dues at the bank you must alert the teller that you are paying your LRC dues and to NOTE the deposit that is for LRC Dues. Sue will have visibility of the check image on our deposit statement and will mark you off accordingly. It is also not a bad idea to PM her a message that you have paid. All checks should be made out to Lake Ross Collins HOA. Again, please note the check at the bottom. You can start paying your 2022 dues immediately via check. Electronic payments should be available in two weeks. January 15th is the cutoff time for paying your dues. Second reminders will be send out for residents who have not paid. Afterwards notices will be sent out every 30 days. A small Late payment fee will be added to cover the cost of reminders. We develop this when a secretary has been hired. It is very important that all homeowners pay their dues. This small amount of money is to maintain the common areas that all residents share a real property ownership of.

Halloween update was given. Halloween to be on Saturday and not Sunday the 31st.

Christmas Parade was announced and will happen December 11th in our neighborhood. More information has been posted.

2022 Budget for HOA:

- Common area Lawn maintenance = \$1620.00 annually
- Common area weed control = \$900.00
- Fertilize main lake = \$500.00 (pending decision to drain lake)
- Repair wood planks on public pier = \$500
- Renovate area around Lake Ross Collins sign = \$2000 (includes dirt work, brick repair, sign cleaning and shrubs)
- Paid Secretary position = TBD

Current revenue needed to meet budget = \$5500.00 (plus paid secretary position)

FUTURE PROJECTS FOR CONSIDERATION

- Pavilion on common area for picnics.
- Better public fishing opportunities.
- Neighborhood watch program
- Fish study on main lake, restock if needed.
- Christmas decoration contest.