

**Board of Directors Meeting – Minutes  
Glass Club Lake, Inc. – Omaha, Texas  
March 4, 2017**

<b>Meeting attended by:</b>	Patrick Fix, Patty Martin, Dennis Chartier, Chris Cole, Don Cole, Rita Crocker, Rod Holbrook, Mike Holman, Debra Stegman, Greg Gondran
<b>Absent from meeting:</b>	Anita Jackson, Edd Bigbee, (Edd was available via text.)
<b>Date:</b>	3/04/2017
<b>Time:</b>	6:00 p.m. - GCL Clubhouse
<b>Guests:</b>	None
A quorum was present and the meeting was called to order by Patrick Fix, President. Mike Holman gave the prayer and Mr. Fix lead us in the Pledge to the American Flag.	
<b>Agenda Topic #1: Approval of Previous Meeting Minutes</b>	
The previous meeting minutes for February 4, 2017 were unanimously approved by Board Members present.	
<b>Agenda Topic #2: President's Report</b>	
<p>A. Bollards were installed at GCL spring to prevent accidents/insurance requirement. (\$200+ spent, since P. Fix helped with installation.)</p> <p>B. Exercise Room interior wall repaired (insurance requirement) and Tractor Shed torn down (insurance requirement) \$275 plus spray washed wall. (insurance requirement)</p> <p>C. Signs were purchased and will be placed on Dam. (insurance requirement)</p> <p>D. Water meter in Exercise Room turned off (saving \$30/month)</p> <p>E. Rear gate needs fixing and P. Fix/ Building and Grounds will look at options.</p> <p>F. Front gate – (Report by Mike Holman after research)</p> <ol style="list-style-type: none"> <li>1. Option to install safety beam across gate to avoid closing on cars (\$475)</li> <li>2. Option for a phone interface for entry (\$3,150)– visitor at gate would call Shareholder; Shareholder would let them in by using a CODE on their phone. Use with landline; add \$620 to use cell phones.</li> <li>3. Option to replace existing system and install battery backup (\$3,200)</li> <li>4. Option for a completely new Gate (\$7,500)</li> </ol> <p>G. P. Fix researched blacktop companies and individuals to give us quotes on a temporary “FIX” for the potholes and deteriorating road edges. Gary Mitchell could do the job for \$700 using a blacktop option and packing it down. Good for 1-2 years.</p> <p><b>MOTION: (P. Martin) Glass Club Lake, Inc. will hire Gary Mitchell to do the recommended temporary fix on the roads with a cap of \$1,000 approved by the Board. 2<sup>nd</sup>, M. Holman. Vote unanimous by Board Members present.</b></p> <p>H. We have had hog hunters trapping feral hogs illegally on Glass Club Lake, Inc. property. Several ATVs and two trailers of dogs were reported by several Shareholders. One Shareholder sent a photo of one hog trapped, but said they had caught 3 total. Sheriff is looking into this. Will seek solutions.</p> <p>I. Spillway/side land seepage/slide, etc. – P. Fix met with Mike Green, Johnson &amp; Pace Engineering on March 2, 2017. They said they will “work with us” to find an appropriate solution for the problem.</p> <p>J. M. Holman said he had done some checking on the level of the dam/water level, and find it to be several inches lower than with the previous spillway.</p>	
<b>Agenda Topic #3: Secretary's Report</b>	
<p>A. <u>Rules &amp; Discipline</u> – Mailed to all 72 Shareholders with P. Fix’s letter regarding them and a list of dates for Shareholder Meetings to give input in March 2017. Thanked Board Members who attended the first Shareholder Meeting for input on Rules, March 4, 10-12 p.m. Reminded everyone of 2<sup>nd</sup> Shareholder Meeting Sunday, March 5, 3-5 p.m. Rules are posted on Member’s Section of GCL Website.</p> <p>B. <u>WiFi in Clubhouse</u> – P. Martin presented several options for obtaining Internet/WiFi in the Clubhouse. Pricing was about \$60-90/month for corporate users. The consensus of the Board was that we would use Shareholder/Board Member’s cell phones, for now, to utilize Skype/video conferencing when necessary.</p>	

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- C. Website/Members Only section back up online thanks to efforts by R. Holbrook.
- D. GCL Stickers – Presentation of stickers to help identify Shareholders and Shareholder motorized vehicles on the property.

**MOTION: (M. Holman) To require some type of sticker on all Shareholder motorized vehicles on Glass Club Lake property. (2<sup>nd</sup> D. Chartier) Vote: 8 – For, 2 Against. Motion passed with majority of Board Members present.**

- E. First Certified Letter was sent to Shareholder #44 regarding non-payment of Assessment, payment #3 by the deadline. The letter stipulated a 10% penalty now added to the Assessment. (NOTE: This penalty will accrue monthly.) First letter was returned un-opened.
- F. In addition, it was pointed out by E. Bigbee (via text during the meeting) that Shareholder #44 had also not paid taxes by January 31, 2017. The next step will be to being process of Lien against the Shareholder for non-payment of taxes, in cooperation with Morris County Tax Assessor, with a letter in 181 days, or July 31, 2017 .

**Agenda Topic #4: Treasurer's Report**

Edd Bigbee was available via text, but will file his report later.

**Agenda Topic #5: Committee Reports**

- A. **Rules and Regulations** – (P. Martin) mentioned that the first shareholder meeting had been attended by 27 members and encouraged shareholders to come to the second meeting that afternoon from 3-5 p.m.
- B. **Building and Grounds** – (R. Holbrook)
  - 1. Presented John Thomas application for septic system installation with Engineer Certification documents were provided. There was concern that one sprinkler head was in the walkway. ((NOTE: After review by R. Holbrook, a subsequent electronic vote was taken, March 8, so the project could move forward.))

**MOTION: Subsequent March 8, 2017 Electronic Vote. (R. Holbrook) To approve the Thomas application for septic system installation. 2<sup>nd</sup> (P. Martin). Unanimous vote by all Board members electronically.**

- 2. K. Harper's application was presented regarding dead tree removal in his lot and adjacent vacant lot.

**MOTION: (P. Fix) To approve the removal of dead trees in his lot and those approved in the adjacent lot. 2<sup>nd</sup> (G. Gondran). Motion unanimously approved by the Board Members present.**

- 2. Presented P. Fix's application extension to construct a concrete pad previously approved.

**MOTION: (R. Holbrook) To approve the extension for P. Fix to construct a concrete pad, previously approved. 2<sup>nd</sup> (D. Cole) Motion unanimously approved by Board Members present.**

- C. **Risk Management** -- (D. Chartier)
  - Review with insurance company. All items on their list were fixed or repaired.
- D. **Communications** – (P. Martin)
  - 1. Cost of stickers – to be discussed in April after a determination of what type is made.
  - 2. Updates continued on website and other means.
- E. **Lake Stewardship** (M. Holman) Reminder that we are in a “no wake” period during fish spawn until May 1, 2017.

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F. **Activities** (R. Crocker)

1. Annual Meeting – June 10, 2017 at Naples Community Center. Could we have it at the Clubhouse? Do we want to start earlier and have a cookout afterwards?

**MOTION: (D. Cole) To establish the time of the Annual Meeting 2017 at 3:00 p.m. at the Naples Civic Center and to have a club-sponsored cookout immediately following at the GCL Clubhouse. 2<sup>nd</sup> (G. Gondran) Motion unanimously approved by the Board members present.**

2. Garage Sale – Good response to date. Another date scheduled for drop-offs of items on Saturday, April 1 at the Clubhouse. Still need volunteers to help with set-up, pricing, working the sale, and clean up. Sale is April 7-9, 7:00 a.m. – 2:00 p.m. each day. P. Martin suggested proceeds might go towards the air-conditioning duct work needed in the Clubhouse. P. Fix will get pricing. S. Fix distributed Garage Sale flyers to the Board.

**Agenda Topic #6: Unfinished Business**

D. Cole asked about dead trees and big limbs down on property. P. Fix said that our contractor may be able to work on this and has in the past.

**Agenda Topic #7: New Business**

None

**Agenda Topic #8: Announcements**

None

**Agenda Topic #6: Adjournment**

MOTION: (D. Cole) To adjourn. 2<sup>nd</sup> (P. Martin) Motion carried.

**Shareholder Forum Topics:**

1. General Communications. R. Holbrook said the open Board Meetings started about six years ago. Sue Irvine addressed communications and said more needed to be done to reach those without email or internet.
2. Shareholders were thankful for the Shareholder Forum at the end of meetings, but Sue Irving mentioned that it was disrespectful of Board Members to pack up and leave without first excusing themselves. Some said they had plans after the Board Meeting, but they would try to be better at excusing themselves before getting up and leaving.
3. P. Martin said she would post a new notice on the website-- the way for Shareholders to place an item on the Board Meeting Agenda or at the Annual Meeting.

**The board will meet next on Saturday, April 1, 2017, 6:00 p.m.**

Meeting Minutes prepared by:

**Patty Martin – Secretary**  
**Glass Club Lake, Inc.**

- **Next Board Meetings: April 1, 6:00 p.m. May 6, 6:00 p.m. June 3, 6:00 p.m.**
- **Annual Shareholder Meeting: Saturday, June 10, 2017, 3:00 p.m. – Naples Civic Center, Highway 67 next to the Hardware Store in Naples, Texas. FREE - Club Sponsored Cookout will follow—after the meeting-- at GCL Clubhouse.**