

**Board of Directors Meeting – Minutes
Glass Club Lake, Inc. – Omaha, Texas - April 1, 2017**

Meeting attended by:	Patrick Fix, Anita Jackson, Patty Martin, Edd Bigbee, Dennis Chartier, Chris Cole, Don Cole, Rod Holbrook, Mike Holman, Debra Stegman
Absent from meeting:	Rita Crocker, Greg Gondran
Date/ Time:	4/01/2017 - 6:00 p.m. - GCL Clubhouse
Guests:	Becky Foster, Applicant
A quorum was present and the meeting was called to order by Patrick Fix, President. Edd Bigbee gave the prayer and Mr. Fix lead us in the Pledge to the American Flag.	
Agenda Topic #1: Approval of Previous Meeting Minutes	
The previous meeting minutes for March 4, 2017 were unanimously approved by Board Members present.	
Agenda Topic #2: President's Report	
<p>A. Presentation of Becky Foster – applicant for membership. (Anita Jackson) Presented recommendation of the Membership Committee. Vote: (Written ballot) Unanimous approval by Board Members present.</p> <p>B. Bylaw Change Recommendation: Fix presented the recommendation to bring the Bylaw change before the members at the Annual Shareholder Meeting, June 10.</p> <p>MOTION: (Fix) To amend the second sentence of the Bylaw, Article VII, Board of Directors, Section 7.02, Election, Term and Qualifications, in order to reduce the number of board members from 12 directors to 9 directors by striking the words “twelve (12) directors” to read “nine (9) directors,” and would be in effect as of the Annual Meeting 2018. The sentence would then read: “The number of directors of the Corporation shall be fixed to nine (9) directors. 2nd (Martin) Vote unanimous by Board Members present.</p> <p>C. Dam Report – Johnson & Pace Engineering is working with Mr. Fix regarding the hill slide on the East side of the spillway. Will have more to report soon. No vehicles on the dam signs have been placed on the dam by Fix.</p> <p>D. Gates – repaired rear gate; added new gate by spillway with combination locks on all. Purchased a new lock on the front West side entry point.</p> <p>E. Pot Holes – no one hired yet.</p> <p>F. Water meters – two turned off.</p> <p>G. Hog Trapper is working on trapping, finding wild hogs.</p>	
Agenda Topic #3: Secretary's Report	
<p>A. Call for Nominees for Board members –voting on 4 this year. Three may serve a second term (A. Jackson, G. Gondran, and D. Chartier.) Nomination plus a brief bio is due by Tuesday, April 25, 2017.</p> <p>B. Call for items for the Annual Shareholder Meeting Agenda. All items must be in proper form and submitted no later than Tuesday, April 25, 2017. (i.e. Rule, Bylaw, other items for discussion)</p> <p>C. Preparation of Shareholder Packets (pre-meeting mailing); Packets at meeting; Directory, etc.</p> <p>MOTION: (Martin) To spend up to \$500.00 on Annual Meeting packets and printing. 2nd (Fix). Vote unanimous by Board Members present.</p> <p>D. Assessment Letter – Shareholder #44, sent first letter, second & third will go out soon. June 1, notice of intent to Lien will be sent. Shareholder then has 30 days before a second letter is sent, then another 30 days before the Corporation puts a Lien on the property for payment. Additional fines will be assessed as well as another letter for non-payment of taxes if they are not paid by June 1.</p>	
Agenda Topic #4: Treasurer's Report	
Edd Bigbee presented the Treasurer's Report. All dues are paid up. Assessment #4 Supplement, 3 non payment; Taxes Due: 9; Net \$79,354.81 (includes \$35,000 Contingency)	
Agenda Topic #5: Committee Reports	
<p>A. Building and Grounds – (R. Holbrook)</p> <p>1. Presented Deana Moreland's proposal for a replacement shed 12' x 20'.</p> <p>MOTION: (R. Holbrook) To accept her proposal contingent on neighbor input from A. Steadman. 2nd (D. Cole) Unanimously approved by Board Members present. (4-4-17 update: A. Steadman approved.)</p> <p>2. Presented Chuck Groshek building a ramp for his bass boat. (abt. 12 feet)</p> <p>MOTION: (R. Holbrook) To accept Groshek proposal for a boat ramp next to his dock. 2nd (P. Fix) Unanimously approved by Board Members present.</p>	

3. Presented Sherry Fix's application for construction of the Community Garden in the Southwest corner of the property – approximately 50' x 70.' This garden has been on the property for several years.

MOTION: (R. Holbrook) To accept S. Fix proposal for the Community Garden in the Southwest corner of the property. 2nd (A. Jackson) Unanimously approved by Board Members present.

4. Gate Clickers – Rod did not have any more. Patrick said he had ordered new ones and has them.
5. Gate Sensor on front gate – M. Holman mentioned that we need a gate sensor on the front gate so that it does not close on a car coming in.

MOTION: (M. Holman) To spend up to \$500.00 to purchase a light sensor for the Front gate. 2nd (R. Holbrook) Unanimously approved by Board Members present.

B. Risk Management -- (D. Chartier)

Distribution of Dam Maintenance Plan. P. Martin recommended all Board Members reviewing it and new Board Members reviewing it thoroughly – noting forms to complete and turn in and various inspections that must be made periodically.

C. Communications – (P. Martin)

1. Letters sent to Shareholders regarding Assessment Payments Due. Sent with “coupon pages” as a reminder of how many payments and how much is due twice annually.
2. Updates continue on website, Facebook, and other means.
3. Community Rules – Reviewed the Community Rules and the proposed Ballot for Shareholders at the Annual Meeting. Discussion regarding which items to vote “separately” on the ballot. Some discussion on stickers – type to be determined if vote is affirmative.

MOTION: (P. Martin) To submit “Community Rules” document to Shareholders for vote of ratification at the 2017 Annual Shareholders Meeting, with the following rules being voted on separately – 2.18 b, 3.01b, and 3.03b. All new Community Rules would go into effect after June 10, 2017. Any Rule not passing would revert to an existing Rule, if applicable. 2nd (A. Jackson) Unanimously approved by Board Members present.

4. Ballots – In person and Absentee. Discussion that a letter will need to explain the voting and what is included on the ballot for clarification.

MOTION: (P. Martin) To submit one ballot to the Shareholders for vote itemising Bylaws, Community Rules, and separate Rules. A second ballot would be used for voting for new Board of Directors. 2nd (A. Jackson) Unanimously approved by Board Members present.

5. IRS forms due. E. Bigbee raised the issue that there are some forms due soon and IRS filing. P. Martin reminded the Board that she had a Schedule of Forms and deadlines and was using that.

D. Lake Stewardship (E. Bigbee) M. Holman reminded everyone that we are in a “no wake” period during fish spawn until May 1, 2017. A Question was raised on whether or not we needed or order minnows.

E. Activities (R. Crocker—not present)

1. Garage Sale – April 7-8, 2017 – Clubhouse – still need helpers.
2. Memorial Day Event – Saturday, May 27, 2017 – 6 p.m. – Flag lowering/honor our Veterans.
3. Annual Meeting – June 10, 2017, 3:00 p.m. at Naples Community Center. Civic Center was reserved by D. Chartier. E. Bigbee said he would give them a check.
4. Cookout after Annual Meeting -- Club to pay for food—hotdogs, hamburgers, buns, lemonade, etc. Shareholders bring desserts. RSVP helpful, but not required. Helpers needed.

Agenda Topic #6: Unfinished Business

None

Agenda Topic #7: New Business

- A. P. Fix – Mowers are mowing “general property” every two weeks and mowing on the dam 3-4 times per year. Will increase mowing frequency, if needed. Will spray for weeds on dam.

- B. P. Fix – Perimeter Security – After a review of the parameter fence, about 1 miles of fencing is needed to replace old, worn-out, or non-existent fencing on the property surrounding Glass Club Lake. Possible cost is \$3.00 per foot, with an estimate of about \$15,840. How would we pay for this?

MOTION: (M. Holman) To ask Shareholders at Annual Meeting to vote to repair the fence parameter up to \$15,000 to secure the parameter of our property. Bids will be taken. 2nd (A. Jackson) Unanimously approved by Board Members present.

- C. P. Martin – Membership Application Fee not covering costs. Will look into costs and suggest new FEE.
 D. M. Holman – continued problems with pot holes around the lake.

MOTION: (M. Holman) To purchase up to \$1,000 to get limestone or other materials to temporarily fix pot holes utilizing volunteers on scheduled Work Days. 2nd (D. Cole) Unanimously approved by Board Members present.

- E. P. Fix – Asked Chris Cole to organize Work Days to do the pot-hole fills. P. Martin said she would publicize to the Shareholders. Dates were scheduled as:

Glass Club Lake Work Days:

Saturday, April 29, 2017 – 8 a.m. – 12 noon – Meet at rock pile near front gate.

Saturday, May 20, 2017 – 8 a.m. -12 noon – Meet at rock pike near front gate.

Shareholders wishing to help provide drinks, lunch, etc. please contact Rita Crocker or Patrick Fix.

Agenda Topic #8: Announcements

None

Agenda Topic #6: Adjournment

MOTION: (P. Martin) To adjourn. 2nd (A. Jackson) Motion carried. Adjourned at 7:10 p.m.

Next Board Meeting Dates:

Saturday, May 6, 2017 – 6:00 p.m. - Clubhouse

Saturday, June 3, 2017 – 6:00 p.m. - Clubhouse

Saturday, June 10, 2017 – 3:00 p.m. – Annual Shareholder Meeting – Naples Civic Center; Election of Officers follows immediately; Cookout follows at GCL Clubhouse

SUMMER – NEW Board Member Workshop – TBA

Shareholder Forum Topics: (included for historical purposes only)

1. Gay Taylor – Any cost of stickers, if approved, could go towards generating extra income for fence, gates, road improvements, etc. Patrick Fix said that first stickers would be free (maybe 4) then others might cost \$1-2 each for vehicles.
2. Jon Irvine – suggested BBQ or breakfast for Work Days
3. Sherry Fix – Community Garden – looking for those interested in gardening, helping.
4. Jim Martin – Fish stocking --should self-perpetuate, but might need to set limits on catch, etc.
5. Sherry Fix – Garage Sale – need someone to help put up signs. Mike Holman offered to do this.

Meeting Minutes prepared by:

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