

**Board of Directors Meeting – Minutes - DRAFT**  
**Glass Club Lake, Inc. – GCL Clubhouse - Sat. September 9, 2017**

<b>Meeting attended by:</b>	Edd Bigbee, Jon Irvine, Patty Martin, Mike Holman, Ron Kirker, Don Cole, Chris Cole, Gay Taylor -Cooper, Patrick Fix, Debra Stegman, and Rita Crocker. Attending via phone: Anita Jackson.
<b>Absent from meeting:</b>	None
<b>Date/ Time:</b>	Saturday, September 9, 2017, 6:00 p.m.
<b>Guests:</b>	
Shareholder Forum (Prior to Meeting)	6-6:30 p.m. – James Field requested time to speak regarding feral cats and asked what the club was doing in that regard. No other Shareholder requested time.
6:30 p.m. - Meeting was called to order by Edd Bigbee, presiding. Prayer was offered by Mike Holman. Mr. Bigbee lead the “Pledge of Allegiance to the Flag.”	
<b>1 - Roll Call – Quorum Present</b>	
<b>2 - Approval of Previous Meeting Minutes and Electronic Vote Confirmations</b>	
Minutes for the Board Meeting of June 11, 2017, and Summer Votes/Minutes were approved as written.	
<b>3 - President's Report</b>	
<ul style="list-style-type: none"> <li>A. Noted that we are having the mowing company mow more often and they mowed the back side of dam.</li> <li>B. Suggested we add more Board Meetings during the year, especially at least one during summer months.</li> <li>C. Talked about Bill Blohm needing a construction application.</li> </ul>	
<b>4 - Secretary's Report</b>	
<ul style="list-style-type: none"> <li>A. Ms. Martin noted that Agenda/Minutes were posted online</li> <li>B. Additional postings on Facebook and Website regarding meetings, events, etc.</li> </ul>	
<b>5 - Treasurer's Report</b>	
<ul style="list-style-type: none"> <li>A. M. Holman presented written report. Bank balance: \$52,994.60; \$35,000 contingency, and Nov. \$31,000 due on bank note; In June, \$2,000 purchased minnows. Total Balance: \$87,994.60. Some extra expenses in June-</li> <li>B. Noted all dues were paid; all Shareholder Taxes are paid up. Assessments: 4-1 (2 Due), 4-2 (7 Due) unpaid.</li> </ul> <p><b>MOTION: (P.Martin) To conduct an External Audit of the bookkeeping of Glass Club Lake, Inc. at the end of this Fiscal Year, as required by law. (2<sup>nd</sup>, P. Fix) Approved unanimously by the Board members present.</b></p>	
<b>5 - Committee Reports</b>	
<ul style="list-style-type: none"> <li><b>A. Building and Grounds – Ron Kirker</b> <ul style="list-style-type: none"> <li>1. Attended TCEQ Workshop in July; need new Table Top Exercise and new Emergency Action Plan</li> <li>2. Johnson &amp; Pace sent required final documents to TCEQ in August 2017 for our dam construction.</li> <li>3. Power company destroyed Coy Moreland’s tree, so he asked Board for permission to cut down. Granted.</li> <li>4. Feral hogs &amp; Buzzards (discussion delayed)</li> </ul> </li> <li><b>B. Communications – Patty Martin</b> <ul style="list-style-type: none"> <li>1. Notices sent to Board and Shareholders</li> <li>2. Meeting Minutes and Agenda posted on GCL Website</li> <li>3. Other notices posted to Facebook &amp; Web as needed.</li> </ul> </li> <li><b>C. Membership – Anita Jackson</b> <ul style="list-style-type: none"> <li>1. Applicant withdrew</li> <li>2. Various persons had volunteered to help with this committee</li> </ul> </li> <li><b>D. Lake Health – Mike Holman</b> <ul style="list-style-type: none"> <li>1. Shareholders volunteered to help on committee – Joe Jackson, Chuck Groshek and Wendell Hough</li> <li>2. Will consider aquatic plants, adding to fish cover, stocking Crappie, and consider fertilizing.</li> </ul> </li> <li><b>E. Events – Chris Cole</b> <ul style="list-style-type: none"> <li>1. Need help with a kid’s Halloween Event</li> <li>2. Ellen Holman and others will be coordinating a Fall Garage Sale (watch web/Facebook for details)</li> </ul> </li> <li><b>F. Risk Management – Jon Irvine</b> <ul style="list-style-type: none"> <li>1. Sheriff called due to young men on property during summer looking for a party. Their story checked out. No additional action taken. Jon invited Shareholders to call him if they have a concern or question about someone being on the lake without permission, etc. Mentioned his previous law enforcement experience.</li> <li>2. Discussed starting a “Neighborhood Watch” and having Sheriff come to talk with us.</li> </ul> </li> </ul>	

3. Dry Hydrants - looking to place in strategic places, including Clubhouse.
  4. Will be working on "Escape Plan" in case of fire or chemical spill on railroad, etc. for both Naples and Omaha sides of the lake. Possible creation of a back path on the Naples side through to the road.
  5. New insurance policy received. All Board members given copies.
- G. Dam Maintenance – Don Cole**
1. Cost to mow back side of dam is \$300.00.
  2. Will spray for weeds again this Fall.
  3. Patrick will be working with Don and R. Kirker to bring them up to date on dam issues and maintenance issues.

## 6 – Unfinished Business

- A. Lien and next steps on Lot #52 – Jarvis.** Both E. Bigbee and C. Cole had spoken with Shareholder regarding non-payment of assessments, penalties, etc. and about his financial situation. Chris brought a letter he had drafted on the Shareholder's behalf to present to the Board regarding a payment plan. Chris said that the Shareholder will pay an additional funds as soon as possible.

**MOTION: (M Holman) To accept the \$1,400 payment for the delinquent \$800 assessment #3 and the \$560 in penalties. To not charge legal and collection expenses unless they exceed the \$560 in penalties, in which case, the Shareholder will owe the difference. The Lien will be removed from the property. (2<sup>nd</sup> D. Cole)**

Motion was approved with 9 voting in favor, 2 abstaining, and P. Martin voting against.

**MOTION: (E. Bigbee) To notify the Shareholder that he is still responsible for the \$575 Assessment (4-1) due May 1, and \$575 (4-2) due Sept. 1, and that, unless legal fees exceed \$560, the remaining total due as of this date is \$1,100. (2<sup>nd</sup> D. Cole)** Motion was approved with 9 voting in favor, 2 abstaining, and P. Martin voting against.

- B. Committee Chairs and Members** (E. Bigbee asked each Chair to see if they had added members to their committees. M. Holman, Lake Health, said that Chuck Groshek, Wendell Hough and Joe Jackson had volunteered to assist.
- C. Lily Pads – E. Bigbee** said that the lily pads had been sprayed throughout the lake and that some additional chemicals (Rodeo) were available for Shareholders to use, if requested. Mike said they had spent \$90.00 for 2.5 gallons.

## 7 - New Business

- A. Lot #52 – Litter situation – E. Bigbee** said he had spoken to the farmer about debris left on his side of the field. Ed had spoken with J. Jarvis. C. Cole said he also spoke with Mr. Jarvis who said he didn't know how the trash got there. No action was taken.

- B. Lot #67 – Tompkins – (RE: state of lot needing mowing, maintenance, etc. )**

**MOTION: (E. Bigbee) To issue a letter from the Board requiring the Shareholder to bring their lot into compliance with Community Rules, Sec. 5, 5.30 a) Mowing and Cutting Maintenance. (2<sup>nd</sup> D. Stegman)**

Unanimously approved by all Board Members present.

- C. Generic Contract for Glass Club Lake, Inc.**

Edd Bigbee presented a possible generic contract for the Board to use for generic work (tree trimming, etc.)

**MOTION: (D. Cole) To accept the proposed "General Contract" form to use by Glass Club Lake, Inc., as needed. (2<sup>nd</sup> M. Holman)** Unanimously approved by all Board Members present.

- D. Dam Maintenance Committee**

Discussion of the future of the Dam maintenance. Patrick Fix said he would work with Ron Kirker and Don Cole for a smooth transition and would send via email his thoughts on what still needed to be done, what needed to be fixed, etc.

- E. Spillway Modifications to raise Level of Lake Water**

M. Holman said he felt that the lake was lower after the dam construction, by 6-8 inches from what it used to be. R. Kirker felt the same. M. Holman suggested using cement bags on the spillway to raise the level. P. Fix said that the TCEQ would require a new engineering study and a new application for changes before any change to the

spillway could be made. P. Martin also voiced the concern that an additional engineering study would be required by the TCEQ before any modification could be made to the dam or spillway. M. Holman suggested that cement bags might be added to the top of the spillway without the need to consult with TCEQ since it would not be making changes to the actual spillway. P. Fix said he would talk again to Johnson & Pace Engineering and the construction company – Carr Construction to see what follow-up measurements had been made, if any, before any additional steps are taken. Might consider having a new measurement taken by a surveyor.

**F. Buzzard Situation –**

Edd Bigbee said that there had been many buzzards flying over the new dam/spillway area and had been quite destructive – literally “breaking into” the screened porch of the Poss family. The Posses had asked what could be done. Bigbee said some research had been done regarding killing buzzards, but they were protected as “migratory birds” and that he would continue looking for a solution.

**G. Hog and Proposals for Disposal –**

Edd Bigbee said that one wild hog had been captured in the traps set for Glass Club Lake and that Pewitt High School had also done a “hog round up and had set traps.” The best research we could uncover is that, over time, they move on. Traps would continue to be set out on GCL property.

**H. Consideration of adding a December meeting in 2017.**

**MOTION: (E. Bigbee) To conduct a Board Meeting in December on Saturday, December 2, 2017. (2<sup>nd</sup> P.Martin)**

Motion was unanimously approved by all Board Members present.

**8 - Announcements**

None

**9 - Adjournment**

**MOTION: (P. Martin) To adjourn. 2<sup>nd</sup> (Gay Taylor-Cooper) Motion carried. Adjourned at 7:15 p.m.**

**Next Board Meeting Dates to be held at the GCL Clubhouse:**

Saturday, October 7, 2017 – 6:00 – Shareholder Forum/ Board Meeting

Saturday, November 4, 2017 – 6:00 p.m. – Shareholder Forum/ Board Meeting

Saturday, December 2, 2017 – 6:00 p.m. – Shareholder Forum/ Board Meeting

Meeting Minutes prepared by:

*Patty Martin*

**Patty Martin – Secretary**

**Glass Club Lake, Inc.**

*September 19, 2017*

Treasurer's Report – Mike Holman

Glass Club Lake  
General Ledger  
As of August 2017

Shareholders	72
2018 Dues Paid this Month	0
2018 Dues Paid YTD	0
2018 Dues Needed	72
Assessment 4-1 Due	2
Assessment 4-2 Paid This Month	31
Assessment 4-2 YTD	43
Assessment 4-2 Due	19
Taxes Due*	0

44  
87

Beginning Balance

\$ 41,620.72

Date	Num	Memo	For	Debit	Credit	Balance
4-Aug	2100	Patty Martin	Books, Stickers, Legal Letters, Refs, DAM	\$ 1,121.99		\$ 40,498.73
8-Aug	56/808	Omaha	Water	\$ 63.00		\$ 40,435.73
9-Aug		Deposit	Assessment		\$ 575.00	\$ 41,010.73
9-Aug	2102	Kirker	Dam Class	\$ 65.00		\$ 40,945.73
10-Aug	2101	Proscapes	Mowing	\$ 900.00		\$ 40,045.73
21-Aug		Deposit	Assessment		\$ 575.00	\$ 40,620.73
23-Aug		Deposit	Assessments 4600 Clicker 20		\$ 4,620.00	\$ 45,240.73
25-Aug	2103	Patty Martin	Letters, Ref checks	\$ 141.09		\$ 45,099.64
28-Aug	2104	Proscapes	Mowing	\$ 300.00		\$ 44,799.64
28-Aug		AEP	Electricity	\$ 105.04		\$ 44,694.60
31-Aug		Deposit	Assessments 12 Jarvis \$1400		\$ 8,300.00	\$ 52,994.60
						\$ 52,994.60
						\$ 52,994.60
						\$ 52,994.60
						\$ 52,994.60
						\$ 52,994.60
<b>Totals</b>				\$ 2,696.12	\$ 14,070.00	\$ 52,994.60
		<i>Carry Forward for Loan</i>				\$ 15,091.25
		<b>Sub Total</b>				\$ 68,085.85
		<i>Contingency</i>				\$ 35,000.00
		<b>Total Balance</b>				\$ 87,994.60

YTD \$ 13,747.82 \$ 19,305.00

Property Tax Obligation + \$ -

Net \$ 52,994.60

Property Tax Obligation Last Month \$ -

*all to*