

Board of Directors Meeting – MEETING MINUTES
Glass Club Lake, Inc. – GCL Clubhouse - Sat. December 2, 2017

Date/Time: Executive Session	Saturday, December 2, 2017, 5:30 p.m. (Closed to Members) – Executive Session of the Board was held to discuss pending private Shareholder issues that are listed below. No action taken – all action to be addressed at the Board Meeting that follows.
Meeting attended by:	Edd Bigbee, Pres.; Jon Irvine, Vice-President, Patty Martin, Secretary, Mike Holman, Treasurer, Ron Kirker, Don Cole, Gay Taylor -Cooper, Rita Crocker, Debra Stegman
Absent from meeting:	Patrick Fix, Chris Cole and Anita Jackson.
Guests:	
Shareholder Forum (Prior to Board Meeting)	6- 6:02:12 p.m. – Mike Roberts spoke about concerns regarding the Dam and repairs.
Taking Notes:	Patty Martin, Secretary
Date/ Time: Board Meeting	Saturday, September 9, 2017, 6:05 p.m.
6:20 p.m. - Meeting was called to order by Edd Bigbee, presiding	
I. - Roll Call – Quorum Present	
II. Opening Prayer – E. Bigbee, remembering sick members, followed by “Pledge of Allegiance to the American Flag.”	
II. - Approval of Previous Meeting Minutes	
Minutes for the Board Meeting of November 4, 2017 were approved as written.	
IV. - President's Report	
<ul style="list-style-type: none"> A. E. Bigbee thanked Chris and Serena Cole for Christmas Tree, decorated at Omaha City Park. B. Thanked Sue & Jon Irvine, Peggy Bigbee, and Patty Martin for coordinating Dec. 2 – Front Gate Lighting and Cookies and Carols at the Clubhouse (after this meeting. Invited everyone to attend. Thanks to additional members who had worked on decorations including Becky Groshek, Sherri Fix, Gay Taylor-Cooper and Ron Kirker. C. Publishing “Letter to Shareholders” regarding the needed repairs and issues behind the spillway on Facebook and Member Website/Email. 	
V. - Secretary's Report	
<ul style="list-style-type: none"> A. Ms. Martin noted that Agenda/Minutes were posted online B. Additional postings on Facebook and Website regarding meetings, events, etc. 	
VI. - Treasurer's Report	
<ul style="list-style-type: none"> A. M. Holman presented written report. Balance: \$45,427.31; Plus \$35,000 Contingency. Total: \$65,336.06 Loan Payment paid 11-27-2017, \$31,044.57. Limestone Rock purchased from Jackie Heard: \$416.00 (See complete report attached.) B. Dues and Assessment payments continue to arrive. (\$3,400 rec'd to date.) C. Received refund from McKleekie Insurance. D. New Lock Box being purchased. Need Edd's information/ and all signatures on card/paperwork. 	
MOTION: (P.Martin) To accept the financial report. (2nd, G. Cooper) Approved unanimously by the Board members present.	
VII. - Committee Reports	
<ul style="list-style-type: none"> A. Building and Grounds – Ron Kirker <ul style="list-style-type: none"> 1. Dam Committee Meeting was held October 27, 2017. (reported at previous meeting) 2. Patrick Fix contacted Johnson & Pace regarding a follow-up meeting. 3. Edd Bigbee spoke with Johnson & Pace and he's open to another meeting and negotiations. Dam committee will meet again in December (16 or 27th) to review list of major issues and what we hope to gain in future negotiations. Negotiations will continue in January or February. 4. Ron Kirker asked Becki Foster to assist the Board with preliminary legal questions. She agreed. Don Cole and Edd Bigbee asked for her input on the committee level (not an attorney.) 	

- B. Communications – P. Martin (no additional report)
- C. Membership – A. Jackson (not present, no report)
- D. Lake Health – M. Holman (no report)
- E. Events – C. Cole (not present, no report)
- F. Risk Management – J. Irvine
 - 1. Emergency Evacuation—Continue looking at Emergency Evacuation Routes. Suggested the “Right of Way” near the second culvert from the front gate.. through trees.. and under power lines, as one best option if we could not use the front gate. Exit could be achieved through Bank parking lot in an emergency. Continuing to look at other options. Most would require a lot of work to create a “passable way” on the North side of Naples or Omaha Drives.
 - 2. Rental Dumpster – Looking at renting in May and Sept. a large, 15 yard container at \$300 per time. No hazardous waste, or large appliances, large poles or grills, etc.
 - 3. Neighborhood Watch Program still being developed.
- G. Dam Maintenance – R. Kirker
 - 1. Still waiting on the TCEQ from their inspection in October.
 - 2.. Need to determine a method to “monitor seepage” at base of dam with stakes.

VIII. Unfinished Business

- A. Lot #17 – Cabin repairs – Shareholder removed old siding/tarpaper. Cleaned up bags of trash.
- B. Lot #67 – Cabin repairs – E. Bigbee working with Shareholder – mowing done, but no further fix-up seen.

MOTION: E. Bigbee to write letter to Shareholder regarding Lot #67, if no further repairs have been completed within two weeks. Letter will include a complete list of items to be repaired compiled by the Building and Grounds Committee and a timeline for completion set forth. 2nd (D. Cole) Unanimously approved by those Board Members present.

IX. New Business

- A. Lot #39 – After letter of complaint was received, several of the Board Members went to view the cabin outside and (the back door was wide open) the interior and took photos. (Edd Bigbee, Patty Martin, Ron Kirker, Don Cole, and Jon Irvine reviewed at various times.) They noted no electricity, no water, parts of flooring caving in, holes in ceiling and caving in walkway outside, numerous other issues. R. Kirker and D. Cole said they would make a complete list and give to E. Bigbee as soon as possible. Discussed possibility of condemning the property and what our Rules and Bylaws allow. It was noted that all dues, taxes, and assessments are paid up and current. The Shareholder did replace the roof earlier this year, but the property –cabin, boathouse, and covered garage, are unsafe and uninhabitable.

MOTION: (E. Bigbee) To contact our attorney, James Clark, regarding the process to follow for condemnation of cabin on Lot #39. To contact the Shareholder with a list of required repairs that would be required (provided by Building and Grounds Committee) with a 30 day further requirement to respond to the Board with a timetable for those repairs before property condemnation process would proceed. 2nd (P. Martin) Unanimous approval by those Board Members present.

X. - Announcements

Edd Bigbee encouraged Members to gather at the Front Gate for the Annual Lighting Ceremony and reading of the “Birth of Jesus” by Ron Kirker, and singing of Carols, led by Patty Martin, followed by refreshments and carols in the clubhouse.

XI. - Adjournment

MOTION: (P. Martin) To adjourn. 2nd (E. Bigbee) Motion carried. Adjourned at 6:47 p.m.

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

Saturday, January 6, 2018 – **NO MEETING SCHEDULED AT THIS TIME**

Saturday, February 3, 2018 – 6:00 p.m. – Shareholder Forum / Board Meeting

Meeting Minutes prepared by:

Patty Martin

Patty Martin – Secretary, Glass Club Lake, Inc. - December 9, 2017

