

Collins Lake Community Club
Monthly Board of Directors Meeting Minutes
January 21st, 2018

Call to Order: The regular monthly meeting of the Collins Lake Community Club Board of Directors was held on Sunday, January 21st 2018, at 2:00 P.M., at the Collins Lake Fire Station. The Vice President being in the chair and the Secretary being present.

Attendance: Board members present were Jay Gutka, Loren Chilson, Dale Gadley, Ben Flanig, Ron MacDonald and Steve Dameron. Rachel Talbot and Dave Thomas were absent. 5 visitors were present.

Approval of Minutes: Minutes from the November 19th Board of Directors Meeting were sent to the Board members for review and are approved.

Officer Reports:

President: Absent

Vice President: Short discussion of water lock off and related member request, March fish stocking and status of lake aeration research.

Treasurer: Absent

Secretary: Provided written report, reviewed communication log and covered the state of the PPM update. Short discussion regarding annual mailing and various choices. Concurrence was that the membership cards need to be business card sized.

Water Operations Manager: Overall water use for 2017 was our highest recorded use due to an extremely warm weather and several water leaks. Well #1 is not supplying water to the community due to a failed booster pump (put into service ~1969) and maintenance is delayed due to Nicholson workload.

Unfinished Business:

1. Community Beach Repairs: J. Gutka briefed the North and South beach repairs are delayed to Rock Harbor management changes. J. Gutka and S. Dameron will work with Rock Harbor to evaluate if they will be able to still complete our repairs in the near future and J. Gutka will look for other bids.

New Business:

1. Property Actions (information only)
 - Water Lock off: D3L17
 - Sales:
 - D1L59 sale
 - Liens applied: None
 - Liens removed/validated clear: None
2. Bank initiated foreclosure D4L62 and D4L63 (liens apply) (information only)

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3. Board discussed D3L17 water delinquency and member request to waive late fees and assessments based on information provided by HOA-CS and NWS. The member did not appear to address their concerns to the board and the board noted no mitigating circumstances.

B. Flanig motioned to “allow D3L17 to enter into water bill repayment plan” and was seconded by L. Chilson. Motion passed unanimously.

4. D. Gadley briefed the board regarding our Key Bank account signatories. B. Flanig will follow up with the bank representative regarding subsequent actions.
5. L. Chilson briefed the board regarding a desired property meter upgrade. The meter has no moving parts and would ultimately reduce the cost to operate our water system and more importantly allow us to quickly identify member leaks and more accurately evaluate system leakage. Our current system leakage is slightly over 10% which is at the high end of the allowable range. L. Chilson plans further briefs which will include and phased implementation plan.
6. Discussion regarding water account balances, predicted repair costs and possible account actions to adjust account balances. B. Flanig will forward info to R. Talbot.
7. Once of the CLCC member visitors who had a home break-in initiated a discussion regarding area security. This discussion ranged from entry gates, community watch/communications, current security services and video monitoring used by members. The Board did not commit to official Board of Director action or follow up.

Adjournment: The next scheduled meeting will be a Board of Directors meeting on 2/18/2018. J. Gutka moved to adjourn at 3:01 PM and was seconded by D. Gadley. Motion carried unanimously.