

Collins Lake Community Club
Monthly Board of Directors Meeting Minutes
March 18th, 2018

Call to Order: The regular monthly meeting of the Collins Lake Community Club Board of Directors was held on Sunday, March 18th 2018, at 2:00 P.M., at the Collins Lake Fire Station. The President being in the chair and the Secretary being present.

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

Approval of Minutes: Minutes from the February 18th Board of Directors Meeting were sent to the Board members for review and are approved.

Officer Reports:

President: Covered recent communications which included Lien removal, A. Thompson Attorney follow up, CD for excess balance in Water account, presentation of binders with CLCC overarching documents to Executive Board members.

Vice President: Reported fish delivery.

Treasurer: None

Secretary: Provided written report, reviewed communication log and covered the state of the PPM update. Covered annual meeting letter, notional timeframe and that passes will be distributed in a separate mailing.

Water Operations Manager: Provided water report and briefed the board. Well #1 is not supplying water to and NWS recommends not repairing pending planned upgrades. Pump #3 providing for the community water system. NWS understand our strong desire to initiate and complete Well #1 upgrades as soon as possible.

Unfinished Business:

1. Community Beach Repairs: J. Gutka briefed the North and South beach repairs are waiting for a new contractor, D Randall, to come out and provide a bid.

New Business:

1. D. Thomas motioned "to appoint Trisha Ringdahl as a CLCC Board of Director for the remaining 2017-2018 period" and was seconded by J. Gutka. Motion passed unanimously.

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2. To formally document the 2017-2018 Directors due to the addition of T. Ringdahl.

B. Flanig motioned "To accept the slate of officers and directors as follows:

President: Dave Thomas, Signatory

Vice President: Jay Gutka, Signatory

Treasurer: Trisha Ringdahl, Signatory

Secretary: Ben Flanig, Signatory

Water Operations Manager: Loren Chilson

Director(s): Ron MacDonald, Steve Dameron and Dale Gadley"

And "Change signatories on all CLCC bank accounts:

Replacements: None

Additions: Trisha Ringdahl

Removals: None"

Both were seconded by D. Thomas. Motions passed unanimously.

3. D. Thomas briefed the board regarding a discrepancy that has existed between county records and CLCC billing. At some point in the past D2L19 was divided between D2L18 and D2L20 and has subsequently been sold. CLCC records still had D2L19 as a separate property and delinquent.

D. Thomas motioned "write off the HOA-CS balance against D2L19 due to a difference in CLCC billing records and county lot definitions" and was seconded by B. Flanig. Motion passed unanimously.

4. Property Actions (information only)

Water Lock off: None

Sales: D1-420A

Liens applied: None

Liens removed/validated clear: D3L40, 50, 60

5. T. Fernan addressed the board regarding his desire to not combine his two lots as previously requested and execute a Boundary Line Adjustment (BLA) as communicated in his letter of 3/2. He provided a marked up lot diagram with the proposed BLA that would not change the actual area of either lot nor collapse the CLCC fees from two lots to one. D. Thomas will review the material and respond to Mr. Fernan within two weeks to allow adequate time to review the provided material and consult with our CLCC Attorney.
6. A. Thompson account is being sent to the attorney for review as the member has not contacted HOA-CS to adjudicate the accounts or address the Board per the Lawyer provided letter. Mr. Thompson was not at the meeting.
7. Discussion about changing the lock combination. Topic was tabled for a future meeting.

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8. A member addressed the board regarding several topics. The first being the ability to not make electronic payments to NWS (we expect this ability this year), ADA accessibility at the North beach (planned for North Beach repairs), Illegal dumping at a property (Law Enforcement was contacted). President shared cleanup in other local communities was largely due to members contacting the appropriate county services to enforce RCS compliance and there are several properties being brought into compliance due to this interface and reporting. The Board reinforced that whenever there is a violation of a county code the appropriate enforcement agency should be contacted immediately.
9. Discussion regarding HOA-CS request to send NOIL to several delinquent accounts. Board concurred to send the letters with the additional verbiage added to NWS delinquent account letters that provides a time limit and when Board Meeting attendance is required. No Liens will be enacted without board approval. D. Thomas will contact HOA-CS.
10. R. MacDonald contacted the state tree cutters to make sure they are aware of the dead tree on county land at the CLCC entrance.
11. There will be a volunteer community breakfast either July 4th or the morning of the Annual Meeting. More details to follow as the plan comes together.

Adjournment: The next scheduled meeting will be a Board of Directors meeting on 4/15/2018. J. Gutka moved to adjourn at 3:26 PM and was seconded by D. Gadley. Motion carried unanimously.