

**LAPOA Meeting Report - April 25, 2009**  
All Board Members were present except Dale Sommer  
31 Property Owners were present

The meeting was called to order by Alan Merry. He asked to recognize any new LA residence in the meeting, there were none. The nametags the board is wearing are to identify the Board of Directors, as requested at another meeting.

There were some board changes since the last meeting. The new Vice President is Bob Rose, our new Treasurer is Bo Gerbig, the other members remain in their same positions. They are: Jim Barnes, Director at Large, Dale Sommer is the Secretary. Committee changes:

- Bob Rose: Architectural Committee, Security and Newspaper
- Dale Sommer: Golf
- Bo Gerbig: Lakes; Boats and Social
- Jim Barnes: Roads

The next Board meeting will be May 30, 10:00am at the old club house. The board will try to answer email questions that are sent at least 1 week before the meeting at the next board meeting

**New Staff**

Joint Venture update by Alan Merry - Mark Williams, General Manager and Director of Golf; Dotty Bonds, Director of Property Manager, Security, Water and Land and Covenants Enforcement. Michael Pantall will be the new Executive Chef from Big Canoe; Courtney Cox is Food and Beverage Director.

Mark will be an HMS employee and Dotty will be an LAYCC employee. It will be cost neutral and no additional cost to LAYCC. It is suggested that you send emails to Mark with a copy to Dotty if you have any questions.

**Development**

South gate - fence has been repaired and painted. The Joint Venture will also put in some new railings at Red Cloud. The beaches are completed with additional sand and playground equipment for the children. Playground equipment has also been installed at GFP.

The pool on Red Cloud will not be opened this year due to new county specifications that would require us to build a new holding tank, gates and fences and skimmers. The cost would be around \$35K for deferred maintenance.\* If

anyone has connections to Big Canoe\*\* or other developments like us in the area, please check with them to see how these new county regulations affected them and let one of the board members know what you found out. The board is still looking into this matter. Nyle Srok asked the question to Tommy Elsberry, "is the intent to upgrade the pool in the near future?". Tommy's answer was: probably not, hopefully next year we'll have a new pool at GFP and the master plan calls for the Red Cloud pool area to be part of the new tennis center.

4<sup>th</sup> of July fireworks are still on the agenda for this year and we'll get back to you regarding the date.

The Joint Venture started advertising and when the club is completed in May, more advertising will be part of their strategy for growth in at LA.

If someone wants to rent out the new restaurant when it opens, the restaurant seats 125 and the outside 70. Contact Mark or Dotty with your requests.

**Audit Advisory Committee** - they have done a tremendous amount of work and they are almost done. The objectives will be on the LA website (lapoanews.org) the weekend of May 2. Please make your comments and suggestions on this website. They have narrowed the search down to 7 CPA firms to complete the audit. After we receive the comments back from the public, we will send them out to all the firms for bids on completing the audit.

**Emails** - a lot of email come to the board regarding the Joint Venture and we are glad that everyone sends their questions directly to them with a copy to one of us so that we call follow up on your question/concern. In the future send your comments or questions directly to the HMS management with a blind copy to the board.

The board asked the Joint Venture for some **additional sports** for the elderly residents in LA. They will install a shuffleboard and horse-shoe pitching in GFP soon.

There will also be **doggie stations** at GFP and the board will inquire if one could be placed by the new mail boxes.

The board will also see if anything can be done with the **goose droppings** at the beach area.

The board will try to get signs up to notify people of the dangers of snakes in the area on the hiking trails and also some kind of designation marker to show where you are on the trail to locate you in an emergency. Please remember to carry a cell phone and call 911 immediately if there is an emergency.

Golf - hole three will be worked on to provide better drainage. Foundation has been poured for the cart barn and one side is already built as of 4/24. Range area, you will be allowed to use a tee only on the grass. If not using at tee, you must hit off the mat. This will be changed when the grass has had an opportunity to grow.

### **Committee Reports**

#### **Social Committee - Bo Gerbig**

Several organizations and individuals are actively involved in planning events such as:

- VFD --- various
- HMS Golf --- Tennis Programs Exercise Classes, Golf events
- Chapel --- Summer Kick-Off Family Festival, May 30th
- Helen Dowdy – Community Yard Sale, June 6<sup>th</sup>
- Tony Akers & John Conradson ---Karaoke at the lake next month
- LAPOA --- Meet & Greet proposed at the restaurant

Other events that might be planned: movie night at GFP if we can find a projector to do this, and potluck dinners at the 18<sup>th</sup> hole. We're looking at making this an activity community and hoping that we have other groups to jump in and plan some additional activities for the community.

#### **Financials - Bo Gerbig**

Filed LAPOA 2009 Fed & State Tax return.

LAY&CC Monthly Revenues/Expenses/Net Profit/Loss showing improvements. Trend for January through March is positive. [See Financial Page.](#)

At the next meeting a graphical presentation will be presented showing our increases in revenue and decreases in operating expenses over each month to date.

#### **Lake Operations - Bo Gerbig**

Bill Hess has been very active in supporting the lake's operation and Bill gave the following update: we are going to be putting in new "no wake zone" signs, please do not move or tow these signs away from their current locations, leave them alone. They should be installed in a couple of weeks.

A Porta-potty will be installed at the marina from Memorial Day to Labor Day. The board will look into having this timeframe extended from April-October.

#### **Roads - Jim Barnes**

No new update due to the new transition of people at HMS and LAYCC. The new fences installed at LA by Joint Venture will be stained within the next week or two.

#### **Security - Bob Rose**

2009 decals are available at both gates. They will start stopping people with outdated decals some time in the future.

No major crimes during the last month. Please call security if you see anyone jumping off the roof of the club house or jumping off the rocks in GFP (770 479-2565).

#### **Arch Committee - Bob Rose**

- There are 18 houses approved for construction. 16 in unit 1 and 2 in unit 2.
- Of the 16 approved in unit 1, 12 are under construction.
- Of the 2 approved in unit 2, 1 is under construction about 40% complete.
- 16 exterior permits have been approved.

#### **Newspaper - Bob Rose**

No meeting scheduled for this month, next meeting will be after the new restaurant is opened. If you are doing business with anyone here at LA, ask them to put an ad in our newspaper to help us support the newspaper.

### **Announcements**

#### **Larry Gruszecki, Chief, LAVFD**

We had 10 calls this last month, 6 medical, 2 house fires (2 calls took our team off of LA property), and 2 down tree calls.

May 30<sup>th</sup> the LAVFD will host a car wash at Station 27. to raise money for airpac refurbishing.

Just a reminder to call 911 if there is an emergency within LA.

**Chapel - Mike Miller**

Ladies of the chapel will host a Women of Faith event, Sunday, May 3, 6:00pm; May 30<sup>th</sup>, Summer Family Kick Off Carnival, 12:00pm-5:00pm, GFP - Live band, free hot dogs, cotton candy. If you are a member of a club and would like to have an event to coincide with this, call Mike at (678) 493-2820.

**Yard sale - Helen Dowdy**

June 6 (rain date 6/13) at the old club house parking lot. Good response 8:00am-2:00pm. Board will check into whether vendors can be invited to join the event and outside buyers also. Free to vendors, bring your own tables. Volunteers will be appreciated.

**Newspaper**

Because of decline in real estate, we have lost ads for the newspaper.

**LA website (lapoanews.org). Larry Paz**

One of the things we are putting together is an FAQ (frequently asked questions) that we will be posting on the website to help new people coming into LA to acquaint them with LA and to help everyone review questions that have already been asked. Also the LAY&CC financial information for the first quarter will be posted on the website.

\*Corrected 4/27/2009

\*\* Big Canoe is not in Cherokee County and therefore not affected by these regulations.

**Open questions**

We are still on the state regulations as to **washing** our cars at home. Only commercial car washes can be used. We are still on an odd and even watering schedule.

Everyone was thanked for participating the LA cleanup date April 4. We will look into having a hazardous waste dumpster for next year's cleanup. The **dumpsters** are a great service to LA residence. Please follow the proper procedures for dumping hazardous waste and do not leave items outside the dumpsters

Information boards at mailboxes - only mailbox 1 has an information board, the board will check on the possibility of having information boards at other locations within LA.

Bob Chambers - question asked if our **propane consortium** is still in operation? As far as we know it is, the board will follow-up with Richard Gore to see if everything is running as proposed.

If anyone wants to try and **rent the old club house facility** for their event, contact the HMS management team.