

Whiskey Creek Condo Association Board Meeting

May 7th 2011 via GoTo Meeting

Gary called the meeting to order at 10:00

Members present:

Gary Herman, Rick Fett, Tim Snyder, Jim Krupinski, Tom Macumber, Ray Barret, Mike O'connell

Absent:

Jeff Lundy

Bath House Update:

Gary explained we had an electrician brought in and inspected. The electricians spent most of the day working on the bath house on a time and material cost basis. One day on the bath house and one day to be spent on the well house at a cost of \$1200 per day. If the work is completed in less than a day the cost would be less. There were several issues with the bath house. The most important was a lack of a stable ground grid. The hand driers were hooked back up and grounded correctly. The electrician found some live wires that were cut and stuffed in a hole. When he pulled the wire out it sprung back and arched against one of the water pipe tripping the breaker and burning a couple pin holes in the pipe. After the work was completed the electricians deemed the bath house safe to open at this time. Rick reported that the bath house is filthy dirty at this time. No shower curtains are in the stalls, toilet tissue was missing places and it's in need of sanitization. All but one light in the men's room are working. Tim thanked Rick again for pursuing the electrical issues with the bath house. Tim suggested if an individual causes the association to spend money unnecessarily, the individual that causes the expense needs to be paid by that individual. No action taken at this time.

Mike O'connel reported that there is an electrical issue in the ground near Mike Comer's. In that, if you are standing in a particular spot on a rainy day you will feel a tingle and the "hair on your arm" will stand up. It was deemed the distribution system that was supplied by the bath house was not needed and needs to be disconnected. C&I electrical will confirm that the distribution system is not connected. Mike reported there is an electrical box on a pole outside the bath house that is held in place by tape. The electrician will repair this when they come to work on the well house. Mike claimed that this board is terrorizing the park and that the board has only 22 days left and after that "we're done" and he left the meeting. At this point we still have 5 board members in attendance and therefore the meeting legally continued. Through the bath house discussion it was pointed out that the bathhouse was not inspected prior to opening it up. Tim will get with Scott at C&I electrical and check to see if a permit was pulled and insure that the building gets properly inspected. Tim will follow up with C&I and insist that they pull a permit for the work they are doing.

Gary pointed out the reason he and Rick fought to keep the treasury and the extra funds was to protect the funds for the extra costs that would be coming up and the bath house is a good example of that.

Roads:

Tim updated the board on a conversation with Harry. Harry wanted the board to know that his expert opinion of crowning all of the roads would create a bigger problem than we already have. He explained that you really need to evaluate the terrain of the surrounding as to how the water will flow in that area. He also mentioned that he was recruiting an erosion expert to evaluate our roads and offer advice on how to grade them. Harry also mentioned the first grading was done with a motor grader and since then he has used a belly plow truck. Harry wanted the board to know that he is not just doing what was done in the past he's trying to do what's is best. Rick expressed concern for the membership that will be coming up in the next few weeks and that there are some areas that are very soft and they may not be able to get their rigs up to their spots. Tim mentioned that we have provisions in our budget to bring in some gravel/crushed concrete and that this might be the time for that stone to be brought in to address the soft areas. We will revisit the cost matrix of gravel from our March meeting and decide who to buy stone from. Tim will call Harry and have him meet with Ray, Gary or Rick to see the areas of concern. Harry and the gravel company will work together on the delivery of the stone.

Gary asked if Harry's "personal" lots were included in the grading contract. It was agreed that his personal lots are included in the contract and at this point, Harry is current on all his dues and the association is showing that we own him just under four thousand dollars, which is defined in our contract with him.

Gary mentioned that Bill Grimms sent out his snow removal contract for the 2011-2012 season. Gary thinks it may be a bit early to talk about this but, wants to enter into an agreement now so we can protect against the rising cost of fuel. Tim made a motion to table the snow plowing issue Jim gave a second and the motion passed. This item is tabled for now.

Gary presented some cost for trash removal for the association. This proposal is \$171/month and picked up weekly. He said we could have it picked up on a monthly basis in the off season. A lock could also be put on the dumpster to monitor it's use. Tim question why we are looking at trash. Is the option to use the Lodge's trash still available? The concern is we don't want to force our members to join the lodge just for trash service. We want the members to join them if it's their desire. It is also a health and sanitary concern that we need to provide a method of trash removal for the membership. It's the decision of the board to provide trash service. The month of May will be paid from cash on hand and the budget will have to be revisited to move some funding around to cover the cost of the trash if the membership wants to continue the service. Tom reported that he inquired with the sheriff as to the ability to have their assistance at our May meeting. The person who makes the decisions was not available and they will get back with him.

General Membership meeting:

Role will be taken at the door. When the meeting begins, a volunteer will be recruited to monitor the door. Presence of a quorum will be established. General update of the board activities over the past year will be reviewed. If a quorum is present, determination of the number of members

on the board will be determined. Tim will motion to recall the board, election of the new board and appointing of the officers.

Rick pointed out the attorney suggested that we take the default members to court as provided for in our by-laws. Since he is resigning, the new treasure or some other member will have to pursue the court action. Jim K. assured the board that he would pursue this request.

The board gave approval to Kevin Bishop to post for sale sign on his lots. The secretary will report back to Kevin the OK for the signage.

Rick made a proposal to investigate the purchase of the lakes. Tim pointed out that this proposal is to see if the membership wants to pursue the purchasing of the lakes. A ballot will be sent out to the membership and upon approval, a committee will be formed to investigate and make several proposals for purchasing the lakes and the membership will decide by vote on which proposal to use for purchasing the lakes. Discussion on what lakes is included in the purchase and who owns the new lake next to Rick. Rick will investigate. Rick suggested that soil samples be taken on the dyke. The concern is if the dike fails, we would not have the ability to rebuild it. Also, the survey is incomplete on the lakes and that needs to be negotiated in the purchase agreement.

Gary gave the results of the survey that was sent out. Tim asked for the survey to be sent out to all.

Rick made a motion that the rec committee be recalled and a full accounting be provided for their funding. The motion passed. Tim will make a motion at the membership meeting to recall the entire board and the rec-committee. This will allow the association to make a clean fresh start.

Cleaning of the bath house is still an unknown. Tim will present the need for a subcommittee to be formed by the members that are served by the bath house.

Meeting adjourned at 11:30

Respectfully submitted

Timothy R Snyder

Recording Secretary W.C.C.A.