

BAYLES LAKE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

Tuesday, August 25, 2020

7:00 p.m.

Lakeview Country Club

AGENDA

1. CALL TO ORDER: President, Jim Bash
2. ROLL CALL: Administrative Assistant, Rod Cardinal
3. WELCOME: President, Jim Bash
 - Comments: Introduce John Chaddock, Maintenance and Grounds Supervisor
 - Final meeting for President Jim Bash and Vice-President Allan Lee
 - The BOD will move into executive session at the conclusion of this meeting for the purpose of electing new board officers.
4. APPROVAL OF MINUTES: President, Jim Bash
 - From July 28, Motion
5. TREASURER'S REPORT AND APPROVAL OF BILLS: Treasurer, Pam Zajec
 - Review / Accept July Treasurer report, Motion
 - Review / Approve July Board Bills, Motion
 - Review / Approve August Board Bills, to date, Motion
 - Update Accounts Receivables Status Report
 - Update / Status of payment for property sold at 402 Wolfe Drive
6. VISITORS / GUESTS
7. SECURITY REPORT: Gene Miller
8. MAINTENANCE REPORT: John Chaddock
9. STANDING COMMITTEE REPORTS / COMMITTEE CHAIRPERSONS
10. Rules and Regulations Committee:
11. Building Permits Committee / Building Inspector Report: Allan Lee / Ray Soltysiak
 - Completed-302 Weaver Court-old dock pipes removed from the lake
12. Finance Committee: Jerry Grodesky
 - Update / research on grants or other funding options for infrastructure projects
 - Update / other thoughts on ways to build our operational reserve funds
 - Update / can we create a 501 (c) 3 fund? (Stephen)

13. Water and Sewer Committee: Rod Banks

- Update / west well house ceiling and roof repairs and air compressor repairs
- Update / PTTG water storage tank remediation work
- Update / Farnsworth Engineering Report and PSA Agreement
- Update / Metropolitan Industries Report
- Update / water line repair work on Lakeview Drive
- Update / infrastructure mapping work
- Update / water hydrant repair work, 2 locations

14. Lakes and Parks Committee: Tom Parker

- Completed- duck weed treatment
- Completed-dredging work with ILM
- Completed-Richard Vance and shoreline / erosion control project
- Completed-Richard Vance-Fire Protection District level loading pad
- Completed-Jarrold Adkins and stump removal work

15. Roads and Drainage Committee: Paul Zajec

- Update / Chandler-drainage repair work at 496 Rulison Drive, 468 Wolfe Drive and 246 Ocala Drive
- Update / United Paving and asphalt repair work

16. OLD BUSINESS:

- Letter to Ellen Lee regarding 160 Sunrise Court appearance issues
- Turn water back-off

17. NEW BUSINESS:

- Request for Dry Hydrant Testing by Fire Chief, Loda Fire Protection District
- Burn pile concerns / Lake Iroquois (sent via email)
- Property line / easement issues at 154 / 156 Sunrise Court / survey requested
- Country Club Lane / Thompson Park / boats docking overnight at new dock, (sent via email)
- Chairpersons / Employee's-Your Fall Newsletter articles are due September 9
Please be thinking about your articles for this.

18. OTHER BUSINESS

- Move to Executive Session

Next meeting: Tuesday, September 22, 2020

(Editor's note)

Date: August 23, 2020

To: Board of Directors

From: Rod Cardinal

RE: Changing of the Guard / New Board Members / New Officers

Because we have cancelled our Annual HOA Meeting and because this is somewhat unusual due to the Covid-19 pandemic, I asked Ellen Lee to help define the proper protocol as President Jim Bash and Vice-President Allan Lee will be resigning from the board at the conclusion of the August Board of Directors Meeting. Ellen has suggested:

- At the conclusion of the board meeting Jim and Allan would resign their board positions and officer positions.
- With no president and no vice-president our board treasurer, Pam Zajec, who is considered a board officer becomes our leader. Pam will ask for a motion to accept their resignations and the board would vote to accept.
- Pam will ask Paul Zajec, Chairperson of the Selection / Nomination Committee if he has candidates to fill these two board positions.
- Paul would nominate David Harlow and Eric Lee to be appointed to fill these two seats. Motion. They will have to be approved by the HOA membership at the next Annual Meeting, May 3, 2021.

Jerry Bauman and Paul Zajec's terms also expire. A board member would need to nominate Jerry Bauman and Paul Zajec to be appointed to extend their terms until the next Annual Meeting. Motion. They will have to be approved by the HOA membership at the next Annual Meeting, May 3, 2021.

Moving forward the term lengths of the BOD would look like this:

- 2018 - 2021: Rod Banks, Stephen Hennessy, Jerry Grodesky
- 2019 - 2022: Tom Parker, Scott Wilen, Eric Lee
- 2020 - 2023: Paul Zajec, Jerry Bauman, Dave Harlow

Pam would then suspend the public portion of the meeting so that the board could move into Executive Session for the purpose of electing board officers. Motion. Rod Cardinal and Pam Zajec would attend this meeting.

- In executive session Pam would ask for separate nominations - first for the president's position, motion. Then the vice president's position, motion.

After this process is complete the new president would adjourn the executive session and return to public session and then adjourn the August Board of Directors meeting. Motion.

FYI...

(Stephen Hennessy has indicated that he would be willing to serve as President).

CC: Ellen Lee