

Collings Lakes Civic Association

General Meeting Minutes

Monday August 5, 2024

Call to Order

Meeting starts when Donna ask everyone to stand for the Pledge of Allegiance.

Roll Call of Board Members

Donna Sutts President-present, Carol Weldon 1<sup>st</sup> Vice president- present, Keegan Smith 2<sup>nd</sup> VP& secretary- present, Beth Anderson-treasurer-present, Don Saunders-Grounds-present, Lynn Venezia-AR & Legal-active on zoom, Steve Slimm-Dams-absent

First Order of Business

Donna Sutts states Beth Grasso is on vacation and will not be present for the meeting.

Keegan Smith reads July 2024 minutes. Motion to approve minutes was made and minutes were approved by Keegan Smith, Beth Anderson and Carol Weldon. Don Saunders and Donna Sutts were not present for the July meeting, so they refrained from voting.

Accounts Receivable

A/R Reports read by Carol Weldon.

Beth Anderson explains an update on the A/R report before the meeting.

Donna Sutts explains how collections is not profit it is money that was waiting to be collected. Money owed to the Association. Asked if there are questions?

Motion made to approve the A/R report. All board members present approved.

A/R Reports Aging Summary read by Carol Weldon.

Shock of the numbers of collections equaling \$825,807.55 Carol Weldon explains how much is still out there waiting to be applied.

Keegan Smith asked if that total can be shared with the public more regularly?

Dianne Rhodes Tier 2- “why can’t we do like they do with taxes and make a list of people that owe the association?”

Keegan Smith-2<sup>nd</sup> VP and secretary- “No, no that is actually against our bylaws to discuss names and how much each person owes.”

Amanda Coffey Tier 2- “Do we have a cost of what residents owe without legal fees?”

Board discusses collections and how the lawyers are working to collect. The board discussed the efficiency of the lawyer in trial period vs. current legal collections and why it was decided to try the new lawyer, Andrew.

### Treasurer Report

Treasurer Report read by Beth Anderson.

Motion made to approve current account balances. All board members approved.

Bills were read by Beth Anderson.

Motion to approve all bills except H&S was made. All board members approved.

Donna Sutts-President- further explains the consistent issues we are having with H&S and how they are over charging us. Donna states she has tried to rectify this, and H&S is unable to work with us or adjust the cost of the business being done.

Carol Weldon explains the hard proof of the CLCA being charged 20 hours unaccounted for. 20 hours at \$75 an hour. She states this is just one example.

Board members agreed to further discuss the issues and bills recurring from H&S. Decision will be made after further discussion with Stephanie and board.

### Dams

Don Saunders gave Dams update. As stated by Steve Slimm via email, Steve Zuielle will not be starting work until all approvals from the state return approved and final plan is stated. There is no new update with Beth Grasso as she is working to get the approvals we need from the DEP.

Megan DeHart Tier 1-“is there anyone else in contact with Steve Zuielle other than Steve Slimm?”

Carol Weldon and Keegan Smith answer. “We do not have direct contact with Steve Zuielle, we receive correspondence from Steve Slimm after he verbally speaks with Steve Zuielle.”

### Grounds

Porta pot has been tipped for the second month in a row. It is now costing the organization money to clean and reapply the porta pot to the beach. Board members discussed removing the porta pot since beach is technically not open due to not being able to obtain lifeguards.

Dianne Rhodes-Tier 2 “Can we move the porta pot to a place it can be chained down?”

Donna Sutts and Carol Weldon explain how we have tried that by the handicap access and the porta pot is still being vandalized.

Amanda Coffey-Tier 2- “Can we somehow get cameras down on beach 1 to catch the people vandalizing and make examples of them.”

Don Saunders responds we can investigate something like this for the future. He will look at prices of trail cams.

Motion was made to remove the porta pot from beach 1. All board members agreed to have the porta pot removed immediately.

Carol Weldon asked how the harrow was working out and if we had a schedule for the use of the harrow?

Megan DeHart-Tier 1- “ I think instead of spending money on weed killer for the beach we should keep trying the harrow more consistently to see.”

It was asked if the beach is not officially open why is the water being tested?

Donna Sutts and Keegan Smith explain that the water being tested is part of a court order. The lake water is used by those living on the lake, those boating and those fishing. The water must be tested regardless.

Keegan Smith again explained the issues with lifeguards and how we can rectify that hopefully for next season if at all. She explained again that the tentative lifeguard that we had was not open water certified. Explained workmen’s comp was tried as well so we could hire a beach attendant and our insurance denied that avenue as well.

### Fundraising

Beth Anderson talks about October festival. Still happening on Sunday, October 13, 2024. Keegan Smith and Beth Anderson will be posting an upcoming zoom meeting date to discuss October fest and ideas we have for a fundraiser committee. We will need volunteers and baskets and raffles and vendors.

### New Business

Donna Sutts- talks about the possible idea of a different 3<sup>rd</sup> party management company. We talked to the public about the idea of a management company that allows us to have consistent beach management, landscaping, water testing, online membership portals, partial legal work, voting, newsletters, ect. Donna explains the trial-and-error period and how that could work. She explained we have a few more questions for the possibility of the management company and that the board would also like the management company to come to the meeting free of charge to address the public.

Amanda Coffey-Tier2- “What is the name of the management company?”

Beth Anderson- The company is ACV property management, and the monthly quote is \$1500.00.

Keegan Smith- This will allow for more consistency for our community. It will also allow for people to be held accountable. It will ensure that we are managed properly and have a good foundation for the association to work from. The board is constantly changing, and this will provide consistent bookkeeping and management.

Carol Weldon- “If anyone has questions for or about the management company, please email to the general email so we can get them answered.”

Donna Sutts-September meeting will be on zoom because the hall is not available to have an in-person meeting due to the holiday. We are looking to have the meeting the 2<sup>nd</sup> Monday instead via zoom. That will be posted on the site.

Carol Weldon- gives advice to stay on top of paying membership dues to avoid late charges and stress.

Mark Wainwright Tier 1- "Seems the management company is a good idea. Especially if it takes responsibility with collections and if they will come to the meetings. This place is less then what we are being charged for just bookkeeping."

Donna Sutts- she explains how the new management would even write minutes and do the newsletter. They will also help us with contractors and project management.

Don Watson-Tier 2-"How will we get all that money in collections, he states the money in collections could literally pay for another DAM."

Beth Anderson- explains some debts have circumstances in which collections must wait to be obtained.

Board members explain how we are legally to pay our dues. Members are hurting themselves and the community if they do not pay. Board members agree with the frustrations of everyone, but we cannot encourage anyone to go into collections. You must pay.

Carol Weldon- explains Home Depot charges asked by zoom. Thanked the community member that put reflector tape on the new chain by the wooden dam.

Robin Perker Tier 2- expresses anger of how long the Dam is taking and how she is tired of paying for it.

Donna Sutts- Ask for prayers as many are experiencing deaths in the family. Need a motion to adjourn.

Meeting ADJOURN!

In person #19

Zoom #15