



Thursday, January 12, 2023, 6PM

LNNLRCD Board Meeting

I. Call to Order, Roll Call and Pledge of Allegiance - Bill called the meeting to order at 6:01 pm.

Board Members Present: Bill Winebaugh, President; Jeff VanQuathem, Secretary;
Norm Eakley, Member at Large; Tyler VanKirk, Member at Large

Board Members Absent: Hal Warren, Vice President

II. Motion to Approve the Agenda – Tyler motioned to approve the Agenda and Norm seconded the motion. The Agenda was approved unanimously by roll-call vote. [01-23-01]

III. Motion to Approve the 12/8/2022 Minutes - Bill motioned to approve the 12/8/2022 Minutes and Tyler seconded the motion. The Minutes were approved unanimously by roll-call vote. [01-23-02]

IV. Motion to Approve the Treasurer's Report - Jeff motioned to approve the Treasurer's report and Norm seconded the motion. The Treasurer's report was approved unanimously by roll-call vote. [01-23-03]

V. Board Member Reports

A. Bill Winebaugh

- **Dredge Project:** Bill has a meeting scheduled for 1/18/23 with Scott Brown from Wendler Engineering and Joe Rush, our aquatic management consultant, to work out the details of the bidding process and the project. No word yet from the EPA regarding permit costs, but it has been set at a tentative 1 percent of the project. A request has been issued to the EPA regarding the silt holding limits.

B. Hal Warren - Absent.

C. Jeff VanQuathem

- Our insurance company sees no issues with allowing the LLUD or the POA to rent office space from the RCD, as long as each entity has its own coverage.

D. Tyler VanKirk

- One deer has been reported harvested. Two hunters plan to hunt turkey.

E. Norm Eakley - Nothing to report.

VI. Employee Reports

- **Beth** - Financials: moving to QuickBooks online for efficiency and automated payroll tax filing, along with clearer reporting. Mass mailing will be sent out next week to all property owner's with notification that all boats must be registered with the RCD, contact update information, and a boat registration application.
- **Shawn** - Absent.

VII. Old Business

A. Discuss LCC Rental Rates - Based on research of area and HOA facilities, Bill is recommending the following changes to our rental rate structure:

Category 1: In-District Private Events (RCD Tax Payer)

Current Rate: \$25/Hour with a 4-hour minimum, \$100 Security Deposit

Recommended Increase: \$30/Hour with a 4-hour minimum, \$100 Security Deposit no alcohol, \$200 Security Deposit with alcohol.

Category 2: Out-of-District Private Events (Non RCD Tax Payer)

Current Rate: \$50/Hour with a 4-hour minimum, \$100 Security Deposit

Recommended Increase: \$60/Hour with a 4-hour minimum, \$200 Security Deposit no alcohol, \$400 Security Deposit with alcohol.

Category 3: Open Community Meetings & Social Groups

\$10/Hour with a 2-hour minimum, \$100 Security Deposit

Recommended Increase: \$15/Hour with a 2-hour minimum, \$100 Security Deposit no alcohol, \$200 Security Deposit with alcohol.

The Board briefly discussed the recommendations. Jeff motioned to approve the recommended rental rate increase for Lake Court Center effective February 1st except for existing reservations and Bill seconded the motion. The new Lake Court Center rental rates were approved unanimously by roll-call vote. [01-23-04]

- B. Discuss the possibility of Renting Winter Boat/Trailer Parking at Campground** - the Board continued to discuss options to make this possible for the Community. Norm detailed some options but will work with Hal to draft a map and program rules for the Board to review. Discussion will continue at the next meeting.
- C. Motion to Discuss/Approve Shared Office Space** – Bill presented a list of items that should be included in a rental agreement with the Utility District for the Board to review and discuss.
- One year rental agreement.
 - Either RCD Board or LLUD Board can cancel rental agreement with 60-day written notice.
 - \$350.00/month rent.
 - Rent due by first business day of the month. No later than the fifth business day of the month.
 - Late rent fee of \$20.00 after fifth business day of the month. A late rent fee of \$20.00 will accrue for each following week rent is late.
 - Renter must have current Renter's Insurance and have copy of policy on file with the RCD.
 - All renter's proprietary files will be maintained in separate locked files and/or password protected files.
 - All remodeling costs will be at renter's expense.
 - All costs to put LCC office back in original condition will be at renter's expense.
 - RCD Office Manager will issue keys to LCC. No copies will be allowed without prior approval of RCD President.
 - Any changes to LCC building and/or properties will need prior approval of RCD Board

Additionally, Bill feels that it would be equitable to set up a Building Improvement Fund to deposit all rental income that could be used toward much-needed building repairs.

Bill motioned to approve a lease agreement with LLUD based on the above terms, contingent on the LLUD Board's approval and our attorney's approval, to be effective February 1st and Norm seconded the motion. The motion was approved unanimously by roll-call vote. [01-23-05]

VIII. New Business

IX. Guest Comments

- A guest thanked the Board for all the good work.

XIII. Motion to Adjourn – Tyler motioned to adjourn the meeting at 6:43 pm and Jeff seconded the motion. The motion was approved unanimously by roll-call vote. [01-23-06]

January 12, 2023 Motion List

1. Tyler motioned to approve the Agenda and Norm seconded the motion. The Agenda was approved unanimously by roll-call vote. [01-23-01]
2. Bill motioned to approve the 12/8/2022 Minutes and Tyler seconded the motion. The Minutes were approved unanimously by roll-call vote. [01-23-02]
3. Jeff motioned to approve the Treasurer's report and Norm seconded the motion. The Treasurer's report was approved unanimously by roll-call vote. [01-23-03]
4. Jeff motioned to approve the recommended rental rate increase for Lake Court Center effective February 1st except for existing reservations and Bill seconded the motion. The new Lake Court Center rental rates were approved unanimously by roll-call vote. [01-23-04]
5. Bill motioned to approve a lease agreement with LLUD based on the above terms, contingent on the LLUD Board's approval and our attorney's approval, to be effective February 1st and Norm seconded the motion. The motion was approved unanimously by roll-call vote. [01-23-05]
6. Tyler motioned to adjourn the meeting at 6:43 pm and Jeff seconded the motion. The motion was approved unanimously by roll-call vote. [01-23-06]