

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
November 20, 2020 – 9:00 AM via Zoom & channel 732

1. **Call to Order** - Paul Bockelman called to order at 9:00 AM.
2. **Pledge to the Flag – Moment of Silence** Paul Bockelman
3. **Roll Call** Rocco Guarino.
President - Paul Bockelman
Vice President – John Bakle - absent
Treasurer – Mike Arseneault
Secretary – Rocco Guarino
Director at Large – Terry Lareau
4. **Approval of October 23, 2020 BOD Meeting Minutes**
Rocco Guarino requested that the posted Minutes of Oct. 23rd, 2020 be approved by the Board. Terry Lareau made the motion, Mike Arseneault seconded. Motion passed 4-0.
5. **Treasurer’s Report** - Mike Arseneault (See the attached report.)
 1. Account balances – Mike reviewed the current account balances
 1. Corporate balance of \$113,000, Pub \$8,000, Social just under \$10,000, Credit card \$1,600, Emergency fund \$50,000, projects \$40,500 and in the Memorial fund \$5,000.
 2. 2020 Budget status – Total spending on Budget, some line items high, some low.
 3. 2021 Proposed Budget – Mike reviewed the proposed Budget, highlighting major changes
 1. Under Income, Pub and Social monies dropped to reflect Covid 19 levels. When out of Covid, these levels will rise. Golf Fees have remained around \$23,700 for the past 3 years. The Budget was \$26,000, so that was dropped to \$23,700. Due to the virus, Golf committee income was dropped to \$0, since there is no involvement of money this year. Therefore income is dropped from \$848,100 to \$840,300.
 2. Under Expenses, Main Sewer and Water plant. In Extra Supplies and meters, need to replace 80 original meters in the next couple of years due to problems with them. Therefore, Budget went up from \$1,000 to \$5,000 to replace half of them. Under Common Grounds and Golf Course Maintenance, it had increased this year, so the Budget went from \$6,000 to \$8,000. Dropped AmeriGas propane for the stove from \$1,000 to \$500. Duke Energy street lights up to October is \$19,600 anticipating close to \$24,000 next year so raised that to \$24,000. Spectrum Cable this year Budget \$172,000, expect a \$6,000 increase next year, so will budget \$178,000 for next year. Telephones accounts have been paid from several different accounts in the past, so having then together might look big, but it isn’t. So far this year for the phone lines for the gate, office and the new chlorine line, and the office internet, it is \$4,300. We have removed 2 lines so next year it will be \$4,000. Under Projects, Retention Pond #4 there is \$50,000 and in other projects there is \$12,200. So net income of \$0

for next year. Any questions, get a hold of Mike Arseneault, other Board members or the Office and you can come to the Office to review it.

3. 2021 Proposed Maintenance Fees – Mike announced that after the Budget Committee had reviewed the proposed 2021 Budget, their recommendation was to raise the Monthly Maintenance fee. During a Board review of the Budget, Mike noted that in 2016 there was \$200,000 in Budget for Projects, in 2017 it was \$163,000, in 2018 it was \$193,000, after 2019 there was \$62,000. By year end it will be between \$40,000 and \$60,000 in Projects. You can see this has decreased over the years, so this needs to be built back up. There are areas of concern held off sealing roads this year. We have to resurface the shuffleboard courts, also 6 air conditions will need replacing in the future costing \$10,000 each. In addition there is the #4 retention pond wooden wall that needs to be replaced as well as the lake erosion problem. These need to be addressed or we would be in trouble with the State. Rocco will talk more on this. We only have 1 quote so far and that is for \$74,000 and if you remember on the Budget, that's \$24,000 more than we have. The other area of concern is Spectrum contract. We were surprised in October when they raised us \$348 per month for broadcasting increases. We assume they will do that again next year. We anticipate a 5% monthly increase in January 2021, the cost now is \$14,863 per month which will go to \$15,600.
4. After the Board reviewed the Budget, they decided to increase the Monthly Maintenance Fee by \$5, to \$230 per month, effective January 1, 2021. This will also assist in helping to increase the Emergency fund, which is low.
5. One thing that helped this year was the last Board paying off the notes which helped us to make the Budget this year.
6. Another thing we will discuss at the Annual Shareholders meeting will be to remove the street lights which could save us \$24,000 per year.

4. Motion was made to accept the Treasures report, motion passed.

6. **Maintenance Report** Rocco Guarino read John Bakle's report. The Community volunteered 136 hours doing various maintenance tasks and at the \$40/ hour rate it was a savings of \$5,440 for the community.

7. Old Business:

1. Potable water chlorine system Rocco Guarino reported that a system has been installed and that the calibrations are being set to alert the company, Constant Flow, with an auto dialer, when the chlorine level goes out of range.
2. #4 Retention Pond wall repair. Rocco Guarino reported that at this time the Board had received one quote from a contractor. He was expecting two more quotes from contractors that have been out to look at the job. There may be one or two more contractors that have yet to look at the project.

8. Information:

Paul Bockelman

1. Nominating Committee status - there are three positions on the Board that will be open. Those wishing to run for a Board position need to submit their name by Dec. 1st.

2. January 2021 Annual Shareholders meeting plans are being finalized. The meeting will take place outdoors at 7PM on Monday, Jan. 11, 2021. Absentee ballots will be available for shareholders.
3. Routine Update of Communication Process - The Board has adopted the electronic communications as their official way to communicate with emails and the newsletter. The list of shareholders that prefer hand delivered critical only communication or electronic communication is being updated.
4. Dog Committee - Those who wish to join the committee should contact Collet Parker.
5. Amazon gate entry - Amazon has a new secure system for delivery vehicles to access/ verify our gate's code. This secure Amazon link should help their drivers enter without homeowners giving out their gate codes. At this time we also want to thank Dit Unger and Ralph Shepherd for all the great work they do on the gates. They helped to purchase heavy duty gate openers for the front gates and move those openers to the compound gates because they were constantly failing and we couldn't get parts. The cost was about \$7,000, but now we have heavy duty openers which should last a long time.
6. Corona Virus issues –
 - a. Recommendations for returning residents and visitors is still to practice self-distancing, wear masks, and wash hands as well as per CDC guidelines, assume you were exposed and lay low for 14 days. Pickle ball will have added rules explained at their meeting. This includes cleaning equipment after each game, wearing masks when not playing, we will remove the benches so if you are waiting between games you will need to bring your own chairs. Sanitize everything between games. For those residents using LHE equipment, sign it out for the season.
 - b. 2021 Garage Sale will be canceled. Not a time to bring a couple hundred outside people into the community. If things change the Board will review this later.
 - c. Request for ideas. We have not lead before in a pandemic, nobody has. Those with ideas, suggestions, or concerns should submit them to the Board through email or the suggestion box.
7. Need volunteers for work around the community. There are many different jobs or tasks needing volunteers. We also have a program called Help Your Neighbor where volunteers can help with small things like changing a light of TV connections. Please contact Cindy Poling if you are interested.
8. We will also be voting on the Budget at the December Board Meeting as well as the \$5 Maintenance Fee increase. If there are any comments on these, please contact us before then.

9. Motion to Adjourn:

Rocco Guarino made the motion to adjourn the meeting, and Mike Arseneault seconded the motion. Meeting adjourned at 9:28 AM.

Respectfully submitted,

Rocco Guarino, Secretary

Nora Kay Francis, Assistant to the Secretary