

**SWEETWATER EAST INVESTMENT CO.**  
**dba LAKE HENRY ESTATES**  
**Monthly Board of Directors Meeting**  
**August 19 2022 – 9:00 AM also via Zoom & channel 73**

- |   |                |
|---|----------------|
| 1. Call to Order                          | Rocco Guarino  |
| 2. Pledge to the Flag – Moment of Silence | Rocco Guarino  |
| 3. Roll Call                              | Cindy Williams |

|   |                             |
|---|-----------------------------|
| President – Rocco Guarino                 | Vice President – John Bakle |
| Treasurer – Rita Fournier                 | Secretary – Cindy Williams  |
| Director at Large – Vaughn Lewis (absent) |                             |

4. Secretary’s Report Cindy Williams
- a. Approve posted April 15, 2022 BOD Meeting Minutes.  
Rita Fournier made the motion, *the minutes of the April 15, 2022, Lake Henry Estates Board of Directors Meeting be accepted as posted.* John Bakle seconded the motion. The motion passed 4-0.

5. Treasurer’s Report Rita Fournier
- a. Finance Report –
- |                           |                   |
|---------------------------|-------------------|
| Corporate                 | \$ 203,726.21     |
| Debit Card                | \$ 507.65         |
| Emergency                 | \$ 51,760.56      |
| Projects                  | \$ 4,938.85       |
| Social                    | \$ 13,228.96      |
| Pub                       | \$ 7,315.03       |
| <br>Total of all Accounts | <br>\$ 281,477.26 |

Rita Fournier reviewed the LHE Profit & Loss Budget vs Actual January – July 2022.

- b. Budget for 2023
- i. Will start working on it in September 2022
  - ii. Budget Committee has sent out emails to Chairs asking for their budget needs for 2023
  - iii. Budget Committee will begin working with the Chairs of the Committees
  - iv. Budget Committee will present the 2023 Budget at the October Board Meeting For approval in November 2022
- c. John Bakle made the motion; *The Treasure’s Report be accepted.* Cindy Williams seconded the motion. The motion passed 4-0.

6. Maintenance Report John Bakle
- a. Monthly Maintenance report  
The report reflects the projects and the hours that volunteers performed for the past five months. Repairs to floating dock (2 men – 10 hours); Dock repair (4 men – 15 hours); Repair hole on the golf course – first hole (2 men – 4 hours); repair on the moat (1 man – 8 hours); water problems 2 men – 20 hours); water way problems (2 men – 10 hours); Clean the wood work shop (1 man – 100 hours); repair golf course (2 men – 8 hours); tree trimming (1 man – 15 hours); reading water meters (12 people – 24 hours); ground maintenance in common areas (2 men – 86 hours) **300 hours x \$40/hour = \$12,000.00 saved by the LHE Volunteers.** Many thanks to the volunteers who did a lot of work on the floating screen room on the lake.
- b. Juan purchased a years’ worth of chemicals and saved LHE \$1,000.00 on the cost of the chemicals.
- c. We are currently down to one grounds keeper as of this Wednesday. We will be advertising to hire one additional groundskeeper.
- d. All carpets in the clubhouse will be cleaned on Sunday, (8/28). The clubhouse will reopen on Monday

(8/29) at 6 pm. Volunteers are needed to move the chairs off the carpets on Saturday afternoon and to replace them late Monday afternoon.

7. Committee Reports

a. Pub

Rick Marston

Rick Marston asked to board to approve raising the price of draft beer to \$1.25 per mug and to \$5.00 per pitcher to offset the increased price on all draft beer. John Bakle made a motion to approve these increases. Rita Fournier seconded the motion and the motion passed 4-0.

b. Golf

Cindy Williams

The fourth green and tee box will be open for play in approximately 2 weeks. The green is still a little lumpy from the seams of the new sod placements. An announcement will be made on News Briefs and LHE TV channel when the 4<sup>th</sup> hole is open for play.

Repair work was done on the 5<sup>th</sup> fairway to level it out, and new sod was placed between the green near the cart path so that balls won't roll off that area as much as they have been.

8. New Business:

Rocco Guarino

- a. Supply water smell and discoloration – It is a chronic summer problem when many residents leave for the summer months and the community's volume of water is not pumped through the community pipes at an adequate rate. The chlorine precipitates out and does not get through the individual homes at a required rate and then minerals precipitate out resulting in occasional bursts of dark water coming through the homes, especially in the least frequently used areas like guest bathrooms. The best solution is to run water to get the chlorine through the houses. It is suggested to try to by-pass the water softeners and filters for ten days to increase the chlorine flow through the pipes.
- b. Front gate actuator –is sensitive to the increased summer lightning strikes. The electrical storms also will knock out the camera (s). Special thanks to Dit Unger and Doug Hinds for taking on correcting this problem
- c. Recent vandalism in the clubhouse – this past weekend there was vandalism done in the Clubhouse, and especially in the ladies room. This issue is currently being addressed. The responsible parties are currently banded from our facilities. The Board will continue to handle this incident.

9. Old Business:

Rocco Guarino

- a. Tennis/Pickle ball courts resurfacing – This project was approved to be done and now is completed.
- b. Rt. 17/92 and Dyson road traffic survey – Over the past 3 weeks Rocco has been in contact with the Engineers. The report will come after the completed Dyson Road survey is combined with the other surveys being done concerning Rt. 17/92. This area is about to become very busy with the new Government Building and the Development projected. Other area communities are also having concerns with the changes in traffic flow and some are having surveys done. After the engineers get together with their results, a report will be made and shared.

10. Information:

Rocco Guarino

- a. Nominating committee chairperson – we are in need of someone to Chair this position. If you are interested, please contact a Board Member.
- b. Three (3) Board positions open at the end of the year – If you are interested in running for a position, please talk with anyone on the Board. The Board Members will collect the names of those interested while we are without a Nomination Committee Chairperson.
- c. Investigation Management Companies – While the lack of interest for people to serve on the Board of Directors and other positions is a concern, Rocco is exploring the cost of hiring a Management Company to manage Lake Henry Estates
- d. Lawsuit status – Depositions have been made and now we are waiting for the time frame to be set for the next steps.

11. Questions:

- a. It is requested that future questions or concerns be submitted in written form ahead of the meeting so the Board can present a response.
- b. Jerry Varns, 461 Sweetwater Way. Concern about the Retention Pond and water levels. Jerry presented a concern for the water overflow on the Sweetwater Way at the bend. He observed a small sandbar blocking the flow and that the channel narrows as it gets to the pond. He sent a letter to the Board and is requesting a response. Knowing that with time sand shifts and builds up, he wondered if some dredging

of the pond would help the water flow and levels.

Rocco Guarino responded that the repair work done on the “moat” was to replace the rotten wood retaining wall that was creating breaks, with an approved 5 foot aluminum wall. The work required plans, permits, and approval from the local and state agencies. The completed project allows the drainage system to work as it was originally designed with weirs. When the water in the ponds reaches a certain high-level mark, the excess water will flow into the lake.

Rocco will look into Jerry’s observations as he reported and his suggestion of dredging. There will be a report at the next meeting.

- c. Cindy Nolt 607 Sweetwater Way – There was a notable foul odor in her area. The problem turned out to be created by spoiled chicken/garbage that was put in the Compound’s trash container. This trash container is only scheduled to be collected once a month. It was picked up yesterday and the problem has been removed. She requested that the Board look into this issue so that it can be prevented.

Rocco will look at what can be done when the Clubhouse outside garbage cans are full and an Event’s garbage can be collected and disposed of in a different manner in the future.

- d. John Taylor 705 Summit Ridge – We are regulated to only use so much water or use the lawn sprinkling systems no more than twice a week. To do the proposed extra watering, it may result in going over our allotted limits

Rocco advised home owners that are going to run extra water through their homes during the summer month, to contact Don Fournier. They will be put on a list not to be fined for excess water usage.

12. Motion to Adjourn

Rocco Guarino called for a motion to adjourn the meeting. John Bakle a motion to *adjourn the Board of Directors’ August 19, 2022 meeting*. Rita Fournier Seconded the motion. Motion passed 4-0

Respectfully Submitted,  
Cindy Williams, Secretary  
Nora Kay Francis, Assistant Secretary