

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting Minutes
November 17, 2023 – 9:00 AM also via Zoom & channel 732
Zoom meeting ID: 910 053 1494 Passcode: Eagle

- 1. Call to Order Rocco Guarino
- 2. Pledge to the Flag – Moment of Silence Rocco Guarino
- 3. Roll Call Carl Criger

President – Rocco Guarino Vice Present – Cindy Williams
Treasurer – Rita Fournier Secretary- Carl Criger
Director at Large – Joe Tousignant **All Present**

- 4. Secretary’s Report Carl Criger

- a. Approve October 20, 2023, BOD Meeting Minutes. These BOD Minutes were posted on the bulletin board in the Clubhouse hallway.
*Carl Criger made the motion to accept the October 20, 2023 LHE BOD Meeting minutes as posted. Rita Fournier seconded the motion. **Motion passed 5-0.***

- 5. Treasurer’s Report Rita Fournier

- a. Finance Report – Checking account balances as of October 31, 2023 (see handout)

Rita reviewed the Checking account balances as of October 31, 2023, \$345,144.25. Next she reviewed the LHE Profit & Loss Budget vs Actual (January through October 2023.)

- b. Approve Finance Report
Cindy Williams made the motion to accept the Finance Report. Joe Tousignant seconded the motion. **Motion passed 5-0.**

- c. Vote to approve 2024 budget as presented. Cindy Williams made the motion to accept the 2024 budget. Joe Tousignant seconded the motion. **Motion passed 5-0.**

- i. Vote to raise Monthly Maintenance Fee. \$300.00 per month in January 2024

Rocco Guarino - Approved	Cindy Williams- Approved
Rita Fournier - Approved	Carl Criger -Approved
Joe Tousignant – Approved	All Approved (5-0)

- ii. Vote to raise yearly golf fee - annual golf trail fees go up to \$200 per golfer.

Rocco Guarino - Approved	Cindy Williams- Approved
Rita Fournier - Approved	Carl Criger -Approved
Joe Tousignant – Approved	All Approved (5-0)

- iii. Vote to raise yearly Dock fee to \$360.00

Rocco Guarino - Approved	Cindy Williams- Approved
Rita Fournier - Approved	Carl Criger -Approved
Joe Tousignant – Approved	All Approved (5-0)

iv. Vote to raise yearly compound storage fee by 50%
 Rocco Guarino – Approved Cindy Williams- Approved
 Rita Fournier - Approved Carl Criger -Approved
 Joe Tousignant – Approved **All Approved (5-0)**

d. Assistant Treasurer – Lyn Veltheer submitted her resignation as Assistant Treasurer. *Cindy Williams made the motion to accept Denice Alhemovich as Assistant Treasurer. Joe Tousignant seconded the motion. Motion passed (5-0).*

6. Maintenance Report

Carl Criger

Monthly Maintenance report Oct./Nov. 2023:

Description	\$50.00 Rate
1. Meter Readings	0 hours
2. Ground Maintenance	160 hours
3. Wood Shop	20 hours
4. Clubhouse	20 hours
Total:	200 hours

200 hours @ \$50 is \$10,000 savings. Thank you to all the volunteers.

Rita Fournier made the motion to accept the maintenance report. Joe Tousignant seconded the motion.

Motion passed 5-0.

7. Committee reports:

a. Social Committee

Carmen Wilde

1. Thanksgiving dinner buffet will be at 1 pm on 11/23. Social committee will provide the turkey & gravy. This will be a potluck so bring a dish to share and your table service. Colette Parker will chair. Cut off 11/16/23.

2. Decorate the clubhouse will take place on Saturday, 11/25 at 9 a.m. Please come out and give us a hand. 13 Christmas trees to decorate plus all of the other decorating. Don & Rita Fournier are the chairs.

3. Once the trees in the lobby are decorated, the 45 names & needs for our *Adopt a Senior Program* will be put on the tree on the left. Please remember to sign the sheet when you take a tag and when you return the gift. Cut off is 12/16/23.

4. Teresa Guarino is the chair for the Salvation Army toy drive. She placed the box in the lobby. The cutoff date to gather toy collection is 12/3/23.

5. Christmas House Decorating Contest – There will be three winners, 1st - \$100, 2nd - \$50, and 3rd - \$25. Ballots should be returned to the Clubhouse by 12/20/23. Pat Dey is chairing the event. Winners announced at Christmas Buffett.

6. Christmas Elves will have boxes in the library for the in-community Christmas Card deliveries. Collection runs from 12/6 through 12/20. Head Elf, Jeanne Whitt is chairing this event.

7. Christmas Charity Auction – 12/2 Auction to help children will be held in the Pub at 7pm. Bring a beautifully wrapped gift of at least \$20 value to the auction. Diane Lareau is the chair for this event.

8. Christmas Program with Chuck Gillespie Dec. 9th at 7PM. The Christmas program will be in the Ball Room. Tickets are \$5. Joann Hoffman is chairing this event.

9. Christmas Buffett on Christmas Day 12/25 at 1PM. Sign up and bring a dish to share. Cut off is 12/21. Social Committee is providing the ham. Pat Dey is the chairperson.

10. New Year's Eve Dance - DJ Vinney will be entertain this year, 7:30PM -12:30 AM. Tickets are \$10. Diane Lareau is Chairing this event.

Announcement -

*The Corporate lawyers have advised the LHE Downs be canceled for legal reasons.

*Note the date change - Garage Sale is Feb. 9-10th, 2024.

b. Golf

Mindy Smith

1. December is the 2024 Trail Fee collecting month. The \$200 fee has been adjusted to pay for increased costs.

2. Events planned for 2023/24 include: Golf Clinic Dec. 2-3, Jan. 27th Moffit Outing, March 11-18th LHE Golf Tournament , and Mar. 23rd is the Golf Banquet.

Thank you to volunteers and those that have signed up

c. Pub

Rick Marston

Welcome Back! Look for the posted events for the Pub Activities: Karaoke tonight, Munchie Mondays, and Thirsty Thursdays.

d. Compliance Committee

Clarence Hoffman

Clarence reported that there were four areas of complaints during the month. They have worked to resolve and close two issues, and two are being worked on.

DOR 2.16, DOR 2.13, & DOR 2.4

Reminder that Complaints must be in writing and using the form issued at the office.

8. New Business:

Rocco Guarino

a. DOR 4.3 Rocco made the clarification that the 20% language is not meaning that the maintenance fees will increase each year at 20%. It is in place to help the Board in the future to have the tools to adjust the budget **IF** unusual expenses arise.

b. Office Closed - The LHE Office will be closed on and Thanksgiving Thursday and Friday.

9. Old Business:

Rocco Guarino

a. Residents to run for the Board – 2 openings. Please consider serving.

b. Meet the Candidates Night will be in December. Watch for date to be announced soon.

c. Traffic survey for light at 17/92 & Dyson. No new information; the study continues.

d. Golf Course Irrigation – work still going on the greens will be overseeded again.

e. Submerged land lease modification – the paperwork has been turned in

10. Information:

Rocco Guarino

- a. Legal updates – Hosler, Case, Diana have submitted a motion to have a rehearing. The lawyers have no news on the motion. In the UHL case, they have requested a \$1-million-dollar settlement, this is being handled by the insurance company lawyers.
- b. Mark Awbry is resigning his Architecture Chair position due to health issues. Denice Alhemovich has agreed to fill the position for the rest of the year.
- c. Poles with chains have been installed at the front gate. This was done because again a panel truck damaged the roof of the gate post building by trying to turn around. A warning sign has been ordered and will be installed for No Turn Arounds.
- d. Birthday card opting out forms are available.

11. Questions:

- a. Carol Criger – The balloons for birthdays have left her breathless.
- b. John Manly – Last summer, one of the exercise machines was left broken. He is still waiting on pulleys and parts.
- c. Shirley Tilley
 - Thanks to Carl Criger. He helped her confront an individual that was soliciting windows and was not welcomed.
 - Wondered if there was a service time limit for people in charge of committees.
 - Wondered if all holidays were being recognized and honored at LHE.
 - Wanted to request that the Social Committee make adjustments on food offerings for those that are diabetics or vegetarian.
 - Where is the list of names of volunteers on committees? Rocco directed her to go to the chairpersons of the committees. They have the volunteer list.
 - Thanks to Rick for training more bartenders.
- d. Bill Hefner – Questioned the timing of the budgeted repairs for women’s restroom and men’s restroom over the Treatment Plant Generator.
- e. Vaughn Lewis – Asked for the Board to look into doing something different from the current practice of golf grounds maintenance routine of reseeding with 100% rye. He requested that the Board check with other area golf courses to see how they maintain their courses

12. Rita Fournier moved to adjourn and Joe Tousignant seconded the motion. **Motion passed 5-0.**

Adjournment was at 9:41AM.

Respectfully submitted,

Carl Criger, Secretary

Nora Kay Francis, Assistant Secretary