

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
March 15, 2024 – 9:00 AM also via Zoom & channel 732
Zoom meeting ID: 910 053 1494
Passcode: Eagle

1. Call to Order Cindy Williams
2. Pledge to the Flag – Moment of Silence Cindy Williams
3. Roll Call Bob Reuwer
 - President – Cindy Williams Present Vice President – Carl Criger Present
 - Treasurer – Rita Fournier Present Secretary – Bob Reuwer Present
 - Director at Large – Joe Tousignant Present
4. Secretary’s Report Bob Reuwer
 - a. Approve February 16, 2024, BOD Meeting Minutes *Carl Criger made the motion to accept the February 16, 2024, LHE BOD meeting minutes. Joe Tousignant second the motion. Motion passed 5/0.*
5. Treasurer’s Report Rita Fournier
 - a. Finance Report – Checking account balances of the six accounts as of February 29, 2024, is \$445,767.40. We went to multiple agencies for Property and Liability insurance. After 14 declined to even quote we had 2 quotes, one for \$97,705.32 and one for \$67,895.02. The Board went with the lower cost of \$67, 895.02. Budget was \$51,500 so we are over budget by \$16,395.00. #6510 Chlorine was budgeted for \$1,666.68 actual cost was \$2,684.14 so we are overbudget \$1,017.46. #6014 Miscellaneous \$660 Submerge Land Lease payment, but Community will be reimbursed. #6730 Golf Course Maintenance/Repairs for Chemicals. We paid for our yearly Chemicals for the year. #7400 projects we paid the balance for Lift Station \$6,988, irrigation, \$3,000, Railings \$1,600. *Carl Criger made the motion to accept the Treasurer’s Report, Joe Tousignant second the motion. Motion passed 5-0.*
6. Maintenance Report Bob Reuwer
 - a. Monthly Maintenance report Feb/March
 Acknowledgement of over 15 volunteers in the community who trained on the maintenance equipment and performed the maintenance duties while we continue the search for workers.

| Description | Hours | Total/\$50 hourly rate |
|-----------------------|-------|------------------------|
| Ground Maintenance | 2,500 | \$125,000 |
| Wood Shop & Clubhouse | 4 | \$ 200 |
| Total Savings | | \$125,200 |

Rita Fournier made the motion to accept Maintenance Report, Joe Tousignant second the motion. Motion passed 5-0.

7. Committee reports
 - a. Social Committee Carmen Wilde
 1. Spring Poker Run is scheduled for March 24th. The Chair is Joann Hoffman. Event

begins at 3:30 and a lunch will follow the event in the Pub at 5:30. Patty Schaffer and Kris Bomgarden will provide Sloppy Joes, Pasta Salad, Chips and a dessert. The cost is \$10 for lunch. All residents are invited to the lunch even if you didn't participate in the Poker Run. The cut off for tickets is March 20th.

2. The Social Committee will once again be hosting the Easter Buffet on Sunday, March 31st at 1 pm. Ham will be provided by the Social Committee. Regina Mitchell is the Chair. The Cutoff date for this event will be March 22nd. Sign up is in the hallway. Bring your own table service and a dish to share.
3. Spring Fling is Saturday, April 6th at 7 pm. The entertainment is provided by Todd Baroques' "Ridiculously Comedy Magic Show". Stadium seating so no food will be offered. Diane Tebaldi will be Chair. Tickets are \$10.00, There will be no reserved seating for this event.

b. Golf

Kris Bomgarden

1. The golf tournament is in progress and final play will be on Monday morning with the Couples doing their second round. The banquet will be on Saturday, March 23rd at 5:30 pm. Banquet tickets for residents and golfers not participating in the tournament are still available until Monday, March 18th. See Kris if you are interested in tickets. Tickets are \$20.
2. The Golf Committee would like to thank all the volunteers who have worked extremely hard mowing, fixed irrigation and prepping the course for the tournament over the last few weeks. The golf course is in the best shape we have had for a long time. The Golf Committee and Golfers appreciate all the volunteer's efforts.
3. The Golf Committee would like to request 4 vouchers for \$100 rather than two full trail fees as part of the Board's sponsorship of the Golf Tournament. *Bob Reuwer made the motion to accept request, Joe Tousignant second the motion. Motion passed 5-0.*
4. Request approval for the 2025 Golf Tournament and Banquet: March 10-17 with the banquet on Saturday, March 22nd. *Joe Toursignant made the motion to accept the request, Carl Criger second the motion. Motion passed 5-0.*
5. The Golf Committee has been reviewing and revising the Golf Rules and Regulations and would like to submit the following Rule Changes:
 - a. Rules 23 and 26 for tournament Regulations. **Golf Fees change A homeowner who has paid their trail fees and have a signed contract for the sale of their home at the end of the year may pay a reduced trail fee for the new year at a prorated rate of 25% per quarter for the remaining months until they close the sale.**
 - b. DOR Section 4.2 in the last sentence regarding Guests. **A guest of a homeowner who has not paid an annual trail fee, must pay a fee of \$25 per week, per golfer. The permit needs to be obtained from the office and must be displayed on the golf cart being used on the golf course. A fee paid golfer must accompany the guest. The Homeowner, the guest and the fee paid golfer must all sign the permit. These guests are not allowed to play in the leagues.**
 - c. Left of the Golf Path: **If a ball lands left of the cart path on hole 7 and in the large grassy area on 9, play as it lies. If the ball lands in-bounds in front of the houses near the green, move the ball to the right of the path, no closer to the hole (no penalty)**
 - d. Ground Under Repair: **All tree stumps and roots in the fairway, added sand areas where irrigation has been repaired and/or shrubbery that has been removed will be considered "ground under repair". Balls may**

be removed and dropped within two club lengths, no nearer the hole, without penalty.

e. League Play: If a golfer has signed up for any league play and does not notify the person in charge of making teams the night before play, the golfer shall pay the league day fee. In couples golf, if one of the pair cannot play and a substitute cannot be found, the remaining partner cannot play.

f. Handicaps: You do not need a handicap to play in League Scrambles.

g. Holes #6 and #15. If the ball lands in the water or to the right of the length of the pond, the ball is considered out-of-bounds. The ball is played from the drop zone, with a one stroke penalty. If the ball lands beyond the weir close to the green, it will be played as it lies if it is in-bound. If out-of-bounds use line-of-flight (one stroke penalty.) Stakes behind the green indicates out-of-bounds.

Request to accept these changes to the Golf Rules and Regulations. *Joe Toursignant made the motion to accept the request, Carl Criger second the motion. Motion passed 5-0.*

c. Additional Information

Carmen Wilde

-A community fundraiser for Marianne Bichler is being planned for Saturday, March 30th at 5:30 pm. Tickets for the event are \$10. Menu - Carl's Famous Grilled Foot Long Hot Dog and toppings, baked beans, coleslaw, chips. Coke/Root beer Float for Dessert. There will be a Silent Auction beginning at 11 am, March 30th in the Pub. Request to the community for silent auction donations by March 28th of new items, gift cards, gift baskets, (i.e. car cleaning supplies, wine, etc.) Judy Koblentz or Cindy Poling will accept the donations. Also, we are accepting monetary donations or checks can be made out to Marianne Bichler.

-A benefit Pizza Party on Thirsty Thursday, March 28th in the Pub will also be for Marianne.

8. New business

Cindy Williams

- Speed Bumps in the Community. New speed bumps are being planned to maintain the safety of the community. The first one will be before the entrance by the gatehouse, the second will be just past the gate and the third will be before Summit Ridge and Harbourview and one by the Exit gate. White lines will be painted to identify the new speed bumps.
- Security Cameras in Compound. Additional Security Cameras will be added to the compound.
- Revision for Social Committee Events. Money is tight for our community. It has been decided to add a \$5 fee for any guest of an Event sponsored where the Social Committee provides the meat. This does not include potlucks where meat is not provided by the Social Committee.
- Additional Information. The Board continues to get verbal & written complaints about dogs that are defecating on personal lawns and in front of the clubhouse. DOR2.16 clearly states at all times a pet or pets, not in the confines of the home, shall be restrained by a leash and may be walked on the street pavement with no trespassing on any other property other than the owners. The owner must pick up after their pet. Be kind and be the boss of your dog and where they go.

9. Old business

Cindy Williams

- Traffic survey for a light at 17/92 & Dyson Road – No update, will call and ask when the light might happen and explained yet another three-car accident has taken place at this interchange. The Board asks the community if they see an accident to try to record with a photo and send it to the Board.
- Submerged land lease modifications - Explained that the water the docks are on is leased and we are billed annually and distribute that bill to those homeowners who have a dock. A dock

was shortened recently and identified as a breach of the contract. A survey is in progress to get us into compliance again. The cost is being paid for by the homeowner.

- Spectrum Contract – The Committee has been hard at work reviewing our options and hopes to have an answer for the community soon. Thanks to those committee members for their diligence.

10. Information:

Cindy Williams

- a. Legal updates – A discussion with our insurance adjuster and lawyer has been initiated, but no new information at this time.
- b. Waste Material Dumping in Compound – There should be no dumping of any type of waste in the compound. Any waste that a homeowner does not want needs to be donated or part of the homeowners' own trash pickup.

11. Questions:

- Judy Koblentz, 700 Pinnacle Drive, wanted to know if there will be a sign for the speed bumps? Cindy explained the Board did not talk about a sign but there will be markings on the road.
- Loretta Kramer, 672 Sweetwater Way East explained the issues with the website and the new company removing malware. She requests if you get the naughty page take a picture and send it to Loretta. Also, when she sends out a time sensitive email that is a request by the Board and any response or question should be directed to the board & not to her.
- Herb Kramer, 672 Sweetwater Way East wanted to point out that the straight shot from the tennis courts to the curve is also a speeding issue and was that taken into consideration when the speed bumps were being discussed. It was noted it was not.
- Dan Bomgarden, 639 Watercrest explained that white arrows instead of signs was what was decided. Also, it should be noted that a person at 1:03 am was caught on several cameras walking the golf course. No walking or golf carts are allowed on the path after dark. This is for the safety of the residents as the alligators are a real threat. Even though we have removed one aggressive alligator we have a new one that has taken up residence in the pond. This is alligator mating season, so it is especially important that residents remain off the path from dusk until dawn.
- Sharon Kent, 611 Watercrest, expressed her sadness that there is now a fee for guests at Social Committee functions. She had been told it was alright to bring 15 guests, but she would have to bring a dish for every 2 guests to be shared. She was not informed of this new policy of \$5 per guest and is saddened by the lack of communication regarding this new rule.
- Pat Dey, 522 Sweetwater Way. Asked if we thought about the issue of ambulances and other emergency equipment coming into the community and encountering speed bumps. Per Cindy no one has been contacted yet, but it is noted, and calls will be made. Cindy stated the speed bumps will be 2 inches in height. More discussion as we get closer to the installation.
- Dave Wilde, 682 Sweetwater Way East, asked what our deductible is with our new insurance. Rita explained it depends on what we are claiming. An example is a wind, rain, weather related deductible is over \$100,000 or 5%. Dave would like to talk to whoever is doing the planning to offer information on his experience with speed bumps.

Motion to Adjourn 9:50 am.