FALLEN LEAF LAKEVIEW CORPORATION ANNUAL MEETING – JULY 6, 2019

1. Call to Order and Roll call

President Greg Bryan call the meeting to order at 2:28 p.m.

2. Introduction of members present

All members present signed in on the roster and introduced themselves.

A sufficient number of voting members were present to establish a quorum for the conduct of Corporation business.

3. Observance of those no longer with us

Greg asked those present to acknowledge members who passed away in the last year; Gene Houghton, Nick Shehadi and others anyone would like to remember in a moment of silence.

We briefly discussed establishing a memorial ‘wall’ of some sort where members could place plaques in remembrance of their loved ones. A possibility could be erecting something at the dock. Members were asked to give the idea some thought.

4. President’s report on the state of FLLC

Greg first thanked the board for its hard work over the past year.

He then addressed the general dock condition, assessing that despite the very heavy snow last winter, the dock was in about the same condition as the prior year.

Assessments for dock repair – we have collected 2 of the 4 planned assessments thus far. The next assessment will be billed this coming September.

The dock contractor, Pacific Built, has affirmed their continuing readiness to do this job. Over the winter, we worked with an attorney to draw up a contract which was sent to the builder. Their attorney is reviewing that and we will continue to follow up with them for any necessary adjustments.

The question as to when work might start was raised. Greg reviewed some potential restrictions for doing construction in the lake, which may mean a late-fall start date, and completion by early spring.

Another question concerned construction oversight. Greg explained that we have elected not to hire a construction manager for this project. It is felt that we have several members with construction background and experience who could regularly observe the progress and make contact with the contractor over the course of the project.

Questions arose about Phase Two of the overall dock project, with particular emphasis on lockers and road repair. We do not have a general plan at this point, since the dock repair is paramount, however we will continue to assess the rest of the dock sections that need repair. This includes the ‘swim dock’ segment and the dock in front of the lower lockers.

Also in the eventual plan will be a retaining wall and work on our parking area.

It is our hope that the cost of future work will be less extensive than our current project and won’t require such large assessments from members.

Currently we have 37 (out of 40) cabins who are supporting the dock project assessments and we still consider this a great success. The 3 cabins no longer members of the corporation are the Security Cabin (FLLHA) and two others that are currently for sale. It is hoped that we will see membership expand again to 39 cabins in the near future.

Questions regarding the current project:

A. Several members asked to see a copy of the contract we have submitted to Pacific Built. Greg and Jon Gurish both offered to provide a copy to anyone interested.

B. A question was raised as to whether the major repair was planned for completion in one season. Greg acknowledged the contractor’s intent to complete the work by late winter, weather permitting, of course.

C. A final question was asked concerning any penalties if the contractors do not complete the project in the time permitted. Greg responded that we did not anticipate that happening, however if we have another winter like last year we may have to adjust, although at this point it is not our intent to assess penalties for delays due to weather conditions.

5. Treasurer’s Report

a. Janet Swan reported on the current status and balances of our accounts which are now separated as follow:

Regular Checking Account – from Annual Dues and Voluntary Additional Contributions – as of December 31, 2018, balance was $22,210.63

Dock Account – Assessments as of December 31, 2018, balance was $296,055.67

Savings Account (Schools FCU)– as of December 31, 2018, balance $26,934.79

Emigrant Road Fund – as of December 31, 2018, balance $9,296.74 (not affiliated with FLLC)

General expenses from the regular checking account for 2018 totaled $2,736.60

Expenses paid from the dock fund for 2018 totaled $5,401.00

Janet discussed how our financial status has changed and become very complex in terms of taxes, etc., since our assessment collections. She also mentioned that our Financial Assistant, Frances Farmer, has been instrumental in working with a CPA to file our taxes and reestablish a dormant IRS TIN (taxpayer identification number).

A question about the IRS issue was fielded by Frances who explained that although a TIN was assigned to the “Lakeview Corporation” after its inception, the status of our minimal funds never required us to file a tax return with the IRS. Thus, at some point the TIN was inactivated or deleted by the IRS, so the CPA is handling this restoration aspect for us.

A motion to accept the Treasurer’s Report was seconded and carried.

6. Administrative Matters

a. Acceptance of Minutes from the July 7, 2018 Annual Meeting

A motion to accept the Minutes of July 7, 2018 was seconded and carried.

b. Appointment of Harbor Masters for 2019 season

Doris May and Matt Gurish have agreed to serve for 2019

c. Election of Directors whose terms are expiring

d. Nominations for Directors

Incumbants who are running again:  
Mary Jane de Luchi, Jill Romano, Jim Thompson

Greg called for any further nominations from the floor. There being none, nominations were closed and a motion to accept the slate by acclamation was made;

There were no NAYS and the AYES were accompanied by a round of applause. Motion carried.

7. New Business

a. Locker Lending/Sharing

Jill explained a concept where members who have been waiting a long time for a locker to become available might be able to share a little-used or unused locker of another member for the season.

We currently have 37 members and 34 lockers, and we aren’t anticipating adding any lockers at present.

She explained that we had already asked two members if they would share their space and they have agreed.

There will be a short agreement to be signed by the ‘borrower’ and the Corporation specifying the timeframe of the loan and some basic terms.

Members who are willing may contact any of the Board members to facilitate a share.

We thank all of our generous neighbors who have already stepped up!

b. Website Update

Jill reported on the most recent projects for our website, specifically a boat reservation application which will provide an online calendar of availability per slip number. Members will be able to select dates and convey their choices to the Harbormasters who will input the reservations to the website.

Jill also reminded members that we have added more information and tabs, such as an event calendar, resources like the FLLC Handbook, our payment portal for paying your dues and assessments, resources for lots of other related services, like the CSD, Fish and Wildlife, Bear Busters, etc., candidates and election information, and ESPECIALLY a Gallery where we would love to post your favorite Fallen Leaf Lake photos.

All it takes is a minute to register on our site as a member, so try it today!

8. 2019 Potluck Information

This year’s gathering was hosted by the Gilson/Schuchert/Briscoe/Gupta Cabin. We thank them for a wonderful potluck, not to mention the outstanding view of the lake and Mt. Tallac!

It was a mild evening with lots of folks enjoying each other’s company and great food.

Once again, Jerry Orton and Allison Kerr were instrumental in leading a rousing auction, with some very fast-paced bidding. Proceeds were handled by Shanti Gupta, as she has done so capably for a number of years.

Thanks to all who contributed items to the sale and to those whose bids totaled over $400 for the Emigrant Road Fund.

2020 Potluck – **any volunteers for next year’s potluck???**

9. Work Party – Before, During and After…

This year’s work party saw a number of improvements on our turnaround/boat trailer lot, as well as the dock trail before, during and after work party day.

Volunteers raked and bagged heaps of pine needles, while others raked the trails. The lower trail was made more user-friendly with the addition of some well-placed stepping stones and some drainage troughs. Previously fixed by Kenny Rogers were railings and new fencing at the dock, and a repair to the broken kayak storage rack, then re-stacking of all the kayaks and canoes.

A huge pile of illegally dumped trash – a large desk, broken skylights and glass windows, aluminum roofing, collapsed metal shelving, wood siding full of nails, a half-full gas can, lawn furniture, and much more was found alongside and behind the big brown water tank next to our lower dumpster. We cleaned up the all the debris, except for a steel snowmobile sled that we couldn’t move. Fire Chief Gary Gerren offered to have his firefighters attempt to move it because it is interfering with the standpipe at the back of the water tank.

Surveillance cameras in two neighboring cabins didn’t reveal any recent footage of the low-life who dumped this mess on our property, however Christy McCarthy volunteered to purchase some signs to help deter this kind of activity.

Christy also gave our bulletin board a much-needed facelift! Check out the dumpster and post a notice on the board next time you’re over that way.

Thanks SO MUCH to all our dedicated and hard-working volunteers:

Debbie McCaffrey, Emma and Johnny

Steve Aichroth and Josh Trowbridge (Marino cabin)

Stephanie Bryan

Jon Staples

Jon Gurish

Caroline Brooks

Scott Dennison

Jill Romano

Don Houghton

Gordon Rathwell

Christy McCarthy

Mary Jane de Luchi

Respectfully submitted,

Mary Jane de Luchi, Secretary

Non-FLLC Matters

Dan Gilson reported that overgrown brush from members’ lots creates an issue for the fire department when trying to get their large vehicles up Emigrant Road. Dan recommends cutting back brush that extends over the roadway and narrows the passage for large vehicles and cars.

Dan also mentioned that Rob Kimball may be offering free chipping of cuttings.