

DRL ANNUAL MEETING MARCH 21, 2021 at 1:30PM

With a limited number of reservations inside the Chelsea Senior Center, we also had a Zoom meeting for those who reserved a Zoom spot.

Carolyn Wayland, President, began the meeting at 1:30pm via Zoom. Beverly Craft, Sec'y, and Casie Jarman and Concetta Givianpour were representing SMS Mgmt. Myron Lyons, Treasurer, joined after 2pm. Carolyn welcomed everyone and shared the names of the current Board.

Beverly to read the meeting minutes from the last Annual Meeting.

Carolyn went through the Agenda Items that were already shared with the Neighbors, which included:

Newly approved Restatement of Bylaws, Proposed Declaration of Covenant changes to match the Bylaws, the Lake Easement statement. She said that each Lake Lot Owner will be contacted by the Board and Lake Committee to discuss their lot's easement situation.

The next item on the Agenda was a proposal for Improvements of Lot 5A Common Area but Wayne Patton did not attend nor send his proposal to the Board, so there was no detail to discuss and no vote.

The Financial Statement was read by Casie Jarman. Operating expenses were 48,220.32 and there are 8,000+ delinquencies on 14 accts. She explained the Current vs Prior years dues, and that the Prior years were already with an attorney. 2,260\$ of Compliance fees.

Ballots are due May 9th for anyone interested in running for the 4 open spots on the Board.

Beverly then started a presentation of Common Area Enhancement ideas for discussion. Playground types, the monetary value of Lot 5A (purchased for less than 4,000 and now worth over 30,000). These ideas were also presented on NextDoor for discussion.

Donnie Griggs shared that he also talked with a contractor about Lot 5A ideas, such as a pavilion on concrete pad, retaining walls, 5 to 8 parking spaces, a Drive to the back of the pavilion, etc. He said the quote was separated so we could implement it in parts over the long term and the total was over 55,000.

Joe Gamble talked about the economics of capitalizing on our common area enhancements now, with money losing value and interest rates at all time lows and future inflation.

Any big enhancements will result in either a special assessment or raising dues to cover loans, and we are pre-approved for loans to buy/enhance common areas already. It was mentioned that we should be making sure what we already have (the lake) is maintained properly. The lake will be shocked and the report put on the website soon.

Neighbors were warned that the new landowners that bought the land across back and sides of DRL will prosecute if we continue to trespass.

Discussed how Covid has slowed down building homes, and how the lotowners share the cost of cutting their utility easements (ie 1st 4 feet of lot on roadside).

Discussed our skinny lot across from front sign and how it is not big enough to build anything on, and discussed the Front Sign status getting electricity and irrigation maintenance, and the current health of the lower lake.

When asked, Concetta explained all the ways SMS tries to alert and help homeowners find a way to pay their dues.

Board wants to survey the neighbors on what to vote on for Common Area ideas, but discussion and voting takes time and that's why we are spending time today to start this discussion. Also Covenants need to be corrected as they are not fair and not being followed.

Easements will have to be discussed and understood. Docks are property of the Lake Lot owner, per the developer's covenants. It was suggested that we may need to partially drain the lake for those owners to do maintenance on their docks.

Insurance will cover the easement and injury around the lake.

The beaver was discussed again and it was explained that because it is a rodent, it cannot be caught live and moved to another property without permission. Trappers do not want to come into neighborhoods because of liability. And it won't stop another beaver from moving in, so however someone wants to kill a beaver themselves is fine as long as it is safe for other neighbors. Put hardware cloth, or similar, around any trees or wooden structures that you do not want the beaver to chew on, as they must constantly wear down their teeth. They have built their dam over by the small slough by the Taylors house.

SE Pond has again recommended that we have a Fish Rodeo. People suggested Food Trucks. Others said we could do a Fish Fry with the catches. This is something the Lake Committee will plan.

After an hour and 37 minutes of discussion, a member moved to adjourn the meeting, and another member seconded.