

**Terry Lake Recreation Association  
P.O. Box 215  
Fort Collins, CO 80522**

**2013 All Member Five-Year Meeting – December 4, 2013**

**APPROVED – Minutes - APPROVED**

**Board Members In Attendance:**

Mary Nowak, President	Terry Cove
Jack Lundt, Vice-President	West Side
Joe Bent, Sec/Treas./Bus Mgr.	Terry Point
LeeAnn Bayer	East Side
Dan Meyer	Terry Shores
John Marwitz	Terry Point
Todd Boyt	Terry Shores

**1. Call to Order**

Mary Nowak called the meeting to order at 7:00 PM

**2. Determine Quorum**

Jack Lundt reported that there was a quorum present with 7 board members, plus 28 individuals representing 22 households/memberships, in addition to 33 proxies.

**3. Financial Report**

Joe Bent presented the financial report. He indicated that there are a total of 219 memberships, the highest on record for the lake association. As of November 4<sup>th</sup> we had a cash balance of \$29,831.84. Total income from dues and fees was \$66,154. Of that \$9,100 was from initiation fees and \$3,510 was from transfer fees. For future planning we can be pretty accurate in predicting the regular dues income, which was \$53,040. The income from initiation fees and transfer fees, on the other hand, is unpredictable. It is unlikely that we will have the same level of initiation fees in 2014. Transfer fees are based on the number of real estate sales which is unpredictable. Total expenses were \$58,874, net income of \$7279.

**4. Election of Directors**

Mary introduced the candidates for director as presented by the Nominating Committee. They were: Mary Nowak, Terry Cove; Jack Lundt, West Side; Joe Bent, Bonny Gainley, and Hayley Butler from Terry Point; LeeAnn Bayer, East Side; Dan Meyer, Derek Harvey, and Todd Boyt from Terry Shores.

There was one valid nomination from the floor. Melinda Frye nominated Rick Glaston of Terry Point.

Mary indicated that there were no additional nominations. She then asked the members to complete and turn in their ballots and proxies.

**5. President's Report**

While the votes were being counted, Mary presented a summary of the accomplishments of the last five year period and some objectives for the next five. In brief, for the past five years:

1. Successfully renegotiated the lease with the Larimer & Weld Reservoir Company for another five years with favorable terms.
2. Increased signage around the lake with the basic rules about lake access and use to help deter trespassing, warnings about zebra mussels, dog walking and clean-up.
3. Installed marker buoys to warn boaters away from the two major swimming areas at Terry Shores and Terry Point.
4. Defined and adopted rules and policies to legally deal with abandoned boats, miscellaneous debris, etc. on the shoreline.
5. Sponsored and partially funded via matching funds various erosion control, shore-line clean-up and improvement projects.
6. Instituted regular annual professional weed spraying to eliminate noxious weeds, tamarisk,

- etc.
7. Enhanced the website functionality to provide accurate information for real estate brokers, ready access to all TLRA governing documents, rules & regulations, meeting minutes, contact information for all board members, advanced announcement of all meetings and meeting agendas for members who might want to attend.
  8. Converted the previous donations-only "Fishing Club" approach to fish management to an annual board-reviewed-and-approved allocation system –thus assuring adequate funding to maintain fish populations for both sport fishing and maintenance of bird populations and habitat.

For the next five years, major objectives are:

1. Renegotiation of the lease with LWRC in 2016 with favorable terms comparable to what are now in place.
2. Continuing the matching funds program where financially feasible to encourage members to undertake improvement projects.
3. Continue the balanced approach to planning and stewardship of the lake to maintain its habitat and common area.
4. Move to adopt email as the primary means of communication with the membership to provide quicker and less expensive communication with members.

#### **6. Announcement of Election Results**

After the ballots were counted, Mary announced the election results. Those elected were:

Terry Cove: Mary Nowak  
Terry Shores: Dan Meyer & Derek Harvey  
East Side: LeeAnn Bayer  
West Side: Jack Lundt  
Terry Point: Joe Bent & Hayley Butler

Officers will be elected at the first regular meeting of the Board of Directors in 2014.

#### **7. Adjournment**

There being no further business, the meeting was adjourned at 9:15 PM.