

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

Board of Directors Meeting – November 13, 2012

APPROVED – Minutes - APPROVED

In Attendance:

<u>Yes</u>	Mary Nowak, President	Terry Cove
<u>Yes</u>	Jack Lundt, Vice-President	West Side
<u>Yes</u>	Joe Bent, Sec/Treas./Bus Mgr.	Terry Point
<u>No</u>	LeeAnn Bayer	East Side
<u>No</u>	Dan Meyer	Terry Shores
<u>Yes</u>	John Marwitz	Terry Point
<u>No</u>	Todd Boyt	Terry Shores
<u>Yes</u>	Tex Anderson, Alternate	Terry Point
<u>No</u>	Derek Harvey, Alternate	Terry Shores
<u>No</u>	Randy Wassell, Alternate	East Side
<u>No</u>	Mike Wilkinson, Alternate	Terry Cove

1. [Mary] Call to Order: 7:00 PM

2. [Mary] Quorum Count: Voting board members present: 4

3. [Joe] Reading and approval of the minutes from October 02, 2012, Board of Directors meeting.

Motion: Jack moved that the minutes be accepted as presented.
Second: John
Vote: Unanimous in favor.
Action Item: N/A

4. [Joe] Financial Report.

Joe reported that there had been one membership upgrade and one membership transfer. He did not expect much, if any, in the way of financial transactions for the rest of the year.

Motion: John moved that the financial report be accepted as presented.
Second: Jack
Vote: Unanimous in favor.
Action Item: N/A

5. [Joe] 2013 Budget

There was a brief discussion as to whether or not the dues for 2013 should be raised by \$10. After a brief discussion, the consensus was that there were not enough anticipated increases in expenses to justify a dues increase.

Motion: Jack moved that the dues for 2013 be kept at the same level as those of 2012.
Second: John
Vote: Unanimous in favor.
Action Item: N/A

6. [Mary] Tree Cutting at 2459 Terry Lake Road – Discussion Item

There was a brief discussion about the tree cutting on the lake front by this property and the subsequent confusion about was or was not agreed as to what should or should not have been cut. Since Dan was not at the meeting, Mary will follow-up with Dan.

Motion: N/A
Second: N/A
Vote: N/A
Action Item: Mary will talk to Dan about this and follow-up with the owners of 2459 Terry Lake Rd.

7. [Joe] Liability Waiver Costs

Joe reported that the legal fees for helping us draft and review the wording for liability waivers would be in the \$600-\$800 range at the most. He would like to have a waiver as a part of the annual renewal process whereby members, in effect, agree to or "sign" the waiver simply by renewing their membership and do so for all members of their household. Also, he recommended a separate waiver form that tenants (who have been granted lake use privileges by their landlords) who be required to sign before they could use the lake.

Motion: Joe moved that he be authorized to spend up to \$800 in legal fees for the legal assistance needed to finalize the waivers.

Second: Jack

Vote: All were in favor except John who voted no.

Action Item: Joe will proceed with the development of the waivers.

8. [Jack] Fish Stocking - Discussion

Jack reported that on October 8th, \$5,000 worth of walleye were put in the lake. He mentioned that they were about 10" plus in size. In all, about 1,000 fish weighing about 330 lbs.

Motion: N/A

Second: N/A

Vote: N/A

Action Item: N/A

9. [Joe] Lake Usage by Non-Resident Owners Who Rent

Joe reported on a situation where a resident of Eagle Lake had wanted to purchase a home in the Point Townhomes on Terry Point, rent out the unit, join TLRA based on the homes eligibility for membership, but retain lake use privileges for himself. Joe told the realtors involved that the covenants of the Point Townhomes precluded non-resident owners from using their common areas. Since all access points to Terry Lake for residents of the Point Townhomes are via the common areas this plan would not work.

Since the wording of the TLRA By-Laws was not clear on this point, the recommendation was made that non-resident owners could not lease out a property and retain lake use privileges for themselves. This would present all kinds of monitoring problems, questions of access point usage, parking issues, etc.

It was the consensus that lake use privileges could only be exercised by residents of eligible properties.

Motion: Joe moved that the By-Laws be amended to preclude non-resident owners from renting their property and retaining lake use privileges for themselves.

Second: Jack

Vote: Unanimous in favor.

Action Item: Joe will draft and circulate a draft of new language to incorporate this provision in the membership definition/provisions.

10. [Joe] Trespassing & Ditch Company - Discussion

After some general discussion about ways to work with the ditch company to stop trespassing, it was agreed that the first step was for Joe and Jack to talk with the new ditch rider, Jeff Smith.

Motion: N/A

Second: N/A

Vote: N/A

Action Item: Joe & Jack will get in touch with Jeff Smith to set up an initial meeting to do introductions and discuss this topic.

11. [Joe] Voting by Alternate Board Members

Joe mentioned that there may be meetings at which enough regular board members at a meeting to provide a quorum and therefore business could not be conducted. The idea present was that in those situations alternate board members in attendance be authorized to vote and thus provide a quorum.

- Motion:** Joe moved that when there are not enough regular board members present to provide a quorum, the presiding officer be authorized to designate enough attending alternate board members as voting members to provide a quorum.
- Second:** John
- Vote:** Unanimous in favor.
- Action Item:** Joe will draft and circulate the wording to be added to the by-laws. If acceptable, the By-Laws will be updated.

12. Set next Board meeting date: The date Tuesday, January 15th, was selected for the next board meeting.

- Motion:** Mary
- Second:** Joe
- Vote:** Unanimous in favor.
- Action Item:** Joe will reserve meeting room.

13. Motion to adjourn at 8:45 PM

- Motion:** Joe
- Second:** Jack
- Vote:** Unanimous in favor.
- Action Item:** N/A