

**SKI ISLAND LAKE CLUB, INC.**

Minutes of Monthly Board of Directors Meeting

November 14, 2006

*at the home of Tom & Lori Coleman, Captains Drive, Oklahoma City*

CALL TO ORDER: 7:05 PM by Paul Shepherd, President, quorum present

ATTENDEES:        Phil Anderson        Jerry Hickman  
                      David Bonham        Mark Koss  
                      Katie Bryan         Jack Nance  
                      Tom Coleman        George Philopoulos  
                      Barbara Gulley     Paul Shepherd  
                      Cynthia Hickman

MINUTES            The October minutes were recorded by Mark Koss and offered.

✓        **MOTION:** Phil Anderson moved to accept the October 11, 2006 Monthly Minutes. Barbara Gulley seconded. PASSED UNANIMOUSLY.

COMMITTEE REPORTS:

**Lake Safety**        David Bonham, chair, reported no activity or concerns at this time.

**Lake Maintenance** Tom Coleman reported that lake was almost full and looking good. Three of the five aerator pumps have been replaced for a flat service fee of \$65.00 and the remaining pumps have 2-3 months of warranty left on them. We don't have any theories for early failure of the pumps, but the replacement cost has been budgeted into the cost projections after the 3<sup>rd</sup> year. The pumps appear to have a 3-5 year life expectancy.

**Dam**                 Jack Nance, chair, reported that we had our annual inspection, with a new inspector. We will need to remove several trees from the dam. We have asked the inspector to define which trees need removal. The inspector will check with OWRB and get back with instructions.

**Capital Improvements** Deferred.

**Social**             Terry Brennan, chair, not present. No report.

**Block Captains**    Vicky Langford, chair, not present. No report.

## Old Business

Paul Shepherd reported that the barge is being purchased for \$2,900, delivered with a few improvements. We will be adding a few floor and new steel. It is a proven floating structure. It is currently estimated that all revisions to the hull, sidewalls, flooring and access ramps for a BobCat will cost less than \$2,000. Delivery is set for Saturday, November 18, 2006.

David Bonham is modifying his dock to allow for the barge to have access to the shoreline. Current concerns for the barge are:

- ① The barge can sink;
- ② Installation of new steel flooring, ribs and sidewalls will be noisy;
- ③ Title - there is none. A title may need to be created by the Oklahoma Tax Commission. Wayne Skrdla of the Lake Patrol Division of the Oklahoma Department of Public Safety will help us through the title problem, if necessary. Kermit Scott is the seller; and
- ④ Insurance - there is none. Bud Breeding advised Paul Shepherd that could insure the barge without a title.

A conveyor may be used to move rocks up to 75 feet. Projected costs for a 1,500 lb capacity Track Loader (like a BobCat) are \$400 per week.

The second half of the island project will involve placing bids for work. We need to be able to 'spec' out the bids and then advertise, etc. During the winter, more crews are usually available. George Philopoulos knows of a welder from the FAA who lives in Silverlake and may be available welding.

Discussed the formation of a sub-committee for the second half issues, which will include:

- ① Insurance
- ② Bonding
- ③ Spec for Bids

✓ **MOTION:** Mark Koss moved to create a sub-committee composed of Phil Anderson, Tom Coleman, David Bonham and Jerry Hickman to address the 3 issues and report back to the Board of Directors in 3 weeks. George Philopoulos seconded. PASSED UNANIMOUSLY.

- ✓ **MOTION:** Mark Koss moved to release funds for flooring, bilge pumps, lighting, battery, horn, title search, rope, painting of not more than \$2,000.00 from the homeowners assessment. Barbara Gulley seconded. PASSED UNANIMOUSLY.

**Capital Improvements** George Philopoulos reported that the 11/11/2006 (previous Saturday) meeting was attended by Tom Coleman, Barbara Gulley, Jerry Hickman, Glen Short, Jim Worley and Linda Daxon. The group is considering policies for capital improvements. Amongst those things under current consideration are:

- ① **Boundaries.** What are the boundaries of Ski Island Lake Club? What options are still under consideration by the Capital Improvement Group?
- ② **Theme.** Captains Drive and the Pelican Lift Station may undergo an nautical theme, to include fences and poles, etc.
- ③ **Disrepair.** Some homes have lawns in a state of disrepair. This may be a violation of the covenants addressing the proper maintenance of property.

**Covenant Enforcement** A working group is being composed of Tom Coleman (chair) along with Barbara Gulley, Phil Anderson, George Philopoulos, Paul Shepherd, Mark Koss & Jerry Hickman to address covenant enforcement. The group will start meeting at least once every 2 weeks, writing letters and enforcing covenants until the project is complete. Outside attorneys may be consulted. A quorum of the Board of Directors needs to be present at the working group meetings, which will be open to all residents.

**Finance** Vicki Langford, Treasurer, not present. No report.

**Security** Tom Coleman present, no report.

**New Business** David Bonham will be preparing places to deliver the rocks on the islands. We need to develop a Gantt Chart, showing the start and finish dates of various terminal and summary elements of the island project. We will select which trees and specific tasks can be performed now and how we can proceed. The islands remain sensitive issues for many residents. We will hold off doing anything until the plans are in place and all monies are present. The committee will decide which trees should be cut and report back to the Board of Directors.

David Bonham has expended 80+ hours during this period. The projected date to drop the lake will be in mid to late January, 2007. We need to advise residents of the projected date to lower the lake level, barge addition and construction noise.

**Architectural** No report.

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✓ **MOTION:** Mark Koss moved to adjourn. Barbara Gulley seconded.  
PASSED UNANIMOUSLY.

ADJOURNED.

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Upcoming meetings:	December	Paul & Laura Shepherd
	January	Mark Koss
	February	George & Grace Philopoulos