

SKI ISLAND LAKE CLUB, INC.

Minutes of Monthly Board of Directors Meeting

February 13, 2007

at the home of George & Grace Philopoulos, Captains Drive, Oklahoma City

- and -

Minutes of the Special Board of Directors Meeting

February 17, 2007

at the home of Paul & Laura Shepherd, Ski Drive, Oklahoma City

CALL TO ORDER: February 13, 2007; 7:05 PM by Paul Shepherd, President, quorum present, prayer offered.

ATTENDEES: Phil Anderson Mark Koss
 Jon Blickenstaff Vicki Langford
 David Bonham Jack Nance
 Tom Coleman George Philopoulos
 Patty Gross Paul Shepherd
 Barbara Gulley Kathy Worley

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

✓ **MOTION:** Barbara Gulley moved to accept the January 9 & 10, 2007 Monthly Minutes. George Philopoulos seconded. PASSED UNANIMOUSLY.

COMMITTEE REPORTS:

Lake Safety David Bonham, chair, reported no issues at present.

Lake Maintenance Tom Coleman had no report and stated that the fountains would be addressed after if warms up.

Dam Jack Nance, chair, forwarded a \$10 bill from OWRB. Nothing to report.

Capital Improvements George Philopoulos, chair, discussed the fence on Westlake Drive. The Rehabilitation Committee on Lincoln Boulevard may be approached, possibly by Jon Blickenstaff and/or Lee Caesar. – Ski Island streets were initially private – then deeded to the County – but not the City of Oklahoma City. There is a chance that the fence can be replaced at OKC’s expense and still keep traffic away from Canyon North. Rough estimates approach \$5/square foot to \$10/square foot. Westlake is considered “private” and could not take street lighting when the addition had street lights installed a few years ago.

We should do the following:

1. Identify the property lines; and
2. Create a ‘theme’ of the improvement. Perhaps nautical.

Ski Island EAST has no neighborhood association that we’re aware of. George will write a letter to Ski Island East and try to solicit a response.

Finance

Vicki Langford, Treasurer, supplied the Board with:

- ① Balance Sheet dated 1/31/2007;
- ② Profit & Loss Sheet dated July, 2006 through January, 2007; and
- ③ Aging Summary of Accounts Receivable, as of 2/12/2007.

Island collections:

\$29,000.00	collected to date
-2,900.00	barge acquisition
<u>-2,886.50</u>	welding
\$23,213.50	remaining available for project

✓ **MOTION:** Mark Koss moved to accept the report. Tom Coleman seconded. PASSED UNANIMOUSLY.

Old Business

It was noted that Board Member Rob Cook has now missed four (4) regular monthly meetings in a row.

The Island Project...

David Bonham reported that bids for the island project were ‘put out’ and that two (2) bids were received. Of the two bids, one bid was within

budget. The bids were made by Mr. Richard Frank (not Franks Landscaping, Inc.) and Downy Contracting, as follows:

- 1st (Larry) Downy Contracting, LLC bid \$27,500 with no tree removal incorporated into the bid. They are a company that does this kind of work, but usually on a larger scale. David said that they were not at all interested in doing the job.
- 2nd Frank's Landscaping, Inc. (really Richard Frank d/b/a a *nul tiel enterprise*) also incorporated into the estimate the removal of 12 trees on Picnic Island and 2 trees on Snake Island and bid \$14,990 and \$8,000 for loading and unloading rock, making the total bid \$22,990, with a 28 day work projection. Discussed and agreed to require an Insurance Certificate (\$500,000 liability with 10 day cancellation notice to Ski Island) along with Worker's Compensation for the employees.

Nothing is to be done until adequate Ski Island monies are in hand. The project will consist of two (2) parts, as follows:

- 1st Moving the rock to the islands, and
- 2nd Shoreline construction on the islands.

Current monies considered are:

Amount received	\$29,800
Barge budget	8,400
Rock & Materials	9-10,000
Frank's bid	22,990
Loans available	12,000

Discussed adding bracing on the barge and/or skin on the outside of the hull. Two leaks in the barge were fixed with wood plugs. Discussed the requirement of two additional clauses in the contract with Frank:

- 1st Ski Island will give Frank a Rain Day extension for the 28 day work projection, and
- 2nd Ski Island will not be responsible for circumstances beyond our control.

Frank wants to start the job now, and David advised that he made a "winter-time bid."

Dropping the lake:

- Discussed the need to drop the lake as few times as possible;
- Accomplish as much as possible with each drop;
- Allow ample time (30 days) for the 132 homeowners to schedule maintenance, etc.; and
- Offer to take other boats off the lake.

We will use 1" - 4" rock, approximately 8" deep and a 25% slope.
(Versus using 10" - 12" rock with 2' depth)

✓ **MOTION:** George Philopoulos moved to approve the contract with Richard Frank (individually), provided that::

- ❶ Ski Island is named as an additional insured on the Certificate of Insurance;
- ❷ An addendum is added stating that the sub-contractor (Frank) will be liable for any expenses incurred from any and all delays (such as rental equipment costs); and
- ❸ Specific insurance coverage is added that covers any equipment loss.

Tom Coleman seconded. PASSED 6:1 (Mark Koss against).

Discussed terms of residents loaning monies to Ski Island. Mark Koss will prepare a draft Letter of Understanding (attached hereto as *Receipt and Acknowledgment*) that will incorporate the following:

- amount and terms of reimbursement
- unsecured loan
- no interest, and
- for island restoration, etc.

An *ad hoc* Committee is hereby formed to finish the island project. The Committee will consist of:

Paul Shepherd, chair
David Bonham
Barbara Gulley

Barbara Gulley and Tom Coleman will work on permits this coming Wednesday and Friday.

New Business Mark Koss will succeed Jack Nance as chair of the Dam Committee.

Paul Shepherd will call Rob Cook and advise him that he needs to attend future meetings, etc.

Architectural No report.

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✓ **MOTION:** Mark Koss moved to adjourn. Tom Coleman seconded.
PASSED UNANIMOUSLY.

ADJOURNED - 9:58 PM.

SPECIAL SATURDAY CALL MEETING -----

CALL TO ORDER: February 17, 2007; 10:12 AM by Paul Shepherd, President, quorum present.

ATTENDEES: Phil Anderson Mark Koss
Jon Blickenstaff Jack Nance
David Bonham George Philopoulos
Tom Coleman Paul Shepherd
Barbara Gulley

Jon Blickenstaff wrote a report addressing rock size dated 2/14/07 (attached hereto) which incorporated ① the IsBash Equation for unconfined and confined velocities necessary to displace stone of varying sizes, ② wake wave patters, ③ Shoreline Profile Development and ④ Maximum Wake Wave Heights. David Bonham prepared a ⑤ chart (attached hereto) comparing slopes and rip-rap size. Paul Shepherd talked with two (2) companies which build lakes & a hydrologist at Lake Texoma whom Paul knows, regarding rock size. Jon advances that 12" rock should be used. The companies suggest that 6" rock would probably suffice. Mark Koss reported that 1-1/2" rock is holding in his backyard. Phil Anderson reported that 4-6" rock is holding in his backyard. (Both homes are on the ski path)

While larger rock is more expensive, it makes better spawning beds for fish (with plants).

✓ **MOTION:** Mark Koss moved to use a 50/50 combination of 4" surge rock and 1-1/2" curse rock around the islands. George Philopoulos seconded.
NO VOTE

FRIENDLY AMENDMENT: Use a 1/3 1/3 1/3 combination of 6" surge rock, 4" surge rock and 1-1/2" curse rock around the islands. Friendly Amendment accepted by Mark Koss & George Philopoulos. PASSED 5:2 (Tom Colman & David Bonham against).

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✓ **MOTION:** David Bonham moved to challenge the *ad hoc* Committee to use larger rock with no more than a \$5,000 increase in the budgeted amount. Tom Coleman seconded. NO VOTE.

FRIENDLY AMENDMENT & 2nd FRIENDLY AMENDMENT: Challenge the *ad hoc* Committee to use larger rock with 1/3 1/3 1/3 ratio with at or less than a \$5,000 increase in the budget. Second Friendly Amendment accepted by David Bonham and Tom Coleman. PASSED UNANIMOUSLY.

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✓ **MOTION:** Mark Koss moved to approve the Receipt and Acknowledgment letter for accepting monies. Phil Anderson seconded. PASSED UNANIMOUSLY.

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✓ **MOTION:** Barbara Gulley moved to adjourn. Tom Coleman seconded. PASSED UNANIMOUSLY.

ADJOURNED - 12:30 PM.

Upcoming meetings:	March	Tom Coleman
	April	Phil & Joyce Anderson