

**SKI ISLAND LAKE CLUB, INC.**

Minutes of Monthly Board of Directors Meeting

May 8, 2007

*at the home of Jack & Pam Nance, Commodore Lane, Oklahoma City*

- and -

Minutes of the Special Board of Directors Meeting

May 29, 2007

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

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CALL TO ORDER: Tuesday, May 8, 2007, 7:04 PM by Paul Shepherd, President, quorum present.

ATTENDEES:

Joyce Anderson	Rob Cook
Phil Anderson	Linda Daxon
Jon Blickenstaff	Barbara Gulley
Barbara Bonham	Craig Harryman
David Bonham	Chris Herriman
Bud Breeding	Mark Koss
Sharon Breeding	Jack Nance
Terry Brennan	Pam Nance
Katie Bryan	George Philopoulos
Tom Coleman	Paul Shepherd

MINUTES The April 10<sup>th</sup> minutes were recorded by Mark Koss, offered and corrected.

✓ **MOTION:** Barbara Gully moved to accept the corrected April 10, 2007 Monthly Minutes. George Philopoulos seconded. PASSED UNANIMOUSLY.

The April 24<sup>th</sup> minutes were recorded by George Philopoulos and Mark Koss and offered with addendum by George Philopoulos.

✓ **MOTION:** Barbara Gully moved to accept the April 24, 2007 Special Meeting Minutes. George Philopoulos seconded. PASSED UNANIMOUSLY.

COMMITTEE REPORTS:

**Treasurer** Vicky Langford was not present to give the Treasurer's Report. The Treasurer's report, coupled with the Balance Sheet and Profit and Loss Statements, were presented *in absentia*, by Paul Shepherd.

The following expenses were noted for the shoreline projects on Picnic and Snake Islands:

Accounts Receivable	\$37,987.59
Total expenses	44,254.90
Total collected	35,578.00
Total receivable	16,646.00

Questions were raised regarding missing interest earned for March and April, resulting in the report being deemed incomplete. No motion for acceptance was entertained.

**Lake Safety** David Bonham, chair, no report.

**Lake Maintenance** Tom Coleman, chair, no report.

**Dam** We experienced two significant rain events on March 30<sup>th</sup> and May 8<sup>th</sup>.

Mark Koss, chair, reported that the weir board seals were replaced on Saturday, May 5<sup>th</sup>, and washed away before the fiberglass impregnated material had an opportunity to dry and cure. The seals need to be replaced.

Jon Blickenstaff had seen the fiberglass material and had approved its use, but it didn't have time to harden before the heavy rain event. Jack Nance stated that he regretted that we used the fiberglass material. David Bonham stated that he was extremely upset that no plastics or fabric materials were used to attempt to seal the bottom of the weirboards. The western 1/3 of the weir boards were damaged, and some pins were bent. If we can reseal the western side of the weir boards we may be able to correct the problem.

The eastern sluice gate was closed at 1:30 PM today. The March 30<sup>th</sup> event had more water, but did less if any damage to the weir boards. In the second event, the dry weir boards took a harder hit. Mark explained why we can't drop the lake fast, as it would upset the equilibrium between the water the soil behind the bulkheads. Mark would like to start discussions about replacing the weir boards in late autumn. We currently have cracks in the boards between 1 - 1½ feet long, and areas of separation of 1-½

inches. We have some good pins in storage and may be able to use them to replace pins. The March 30<sup>th</sup> event should have taken down the weirboards, and some pins were bent during the event. Pins on the eastern side are fine. Jon stated that the boards are currently dry and, as they get wet they will swell shut.

Mark Koss will fix the weir board by conceptualizing, coordinating, purchasing and installing a new seal for the bottoms of the weirboards before the lake is recaptured on or after May 12<sup>th</sup> when the sluice gates are scheduled to be closed. Help will be solicited and he called a Dam Committee meeting at his home for the following Thursday at 7:00 PM. Mark will attempt to complete the project before May 12<sup>th</sup>.

**Capital Improvements** George Philopoulos, chair, reported that the pipe fence on Westlake Drive was removed for \$700.00, with the \$1,200.00 allocation, George came in \$500.00 under budget (\$1,000 to Advance Construction and a \$300.00 salvage credit). Bruce Smith advised that he will be delayed on the Westlake street project, as he is currently three weeks behind. Kathy Worley wrote a letter to the Board, addressing access between the Canyon North Addition and Ski Island, which is incorporated here. *See*, Addendum. A vote on the subject will be deferred until we have a new fence design.

**Social Committee** Chris Herriman reported that we'll wait until September before making a new Directory. We discussed the flow of information to the community, via e-mail, posting meeting announcement with signs, etc. The Committee will design and distribute a Welcome Package for new residents. A \$20.00 charge may be added to closing costs for Ski Island papers, as suggested for consideration by Linda Daxon.

Thanks was extended from the Littlepond and Islandview neighbors for including them in the Garage Sale event. Eighty (80) more copies of the 'scoop' were ordered for distribution to adjoining neighbors.

**Block Captains** No report.

**Old Business** Discussed the islands project. David Bonham reported that the electrical wiring remained to be completed and a 18" strip of sod will need to be installed around the perimeter. We currently do not have funds appropriated for the design and final landscaping of the islands. We are within the original budget. Geese are using the islands. Discussed whether sod should be used on the islands.

- ✓ **MOTION:** David Bonham moved to use approximately \$300.00, from part of the left over money from the islands project budget, to purchase and install eighteen (18) inches of sod and chicken wire. Tom Coleman seconded. PASSED UNANIMOUSLY.

Tom Coleman advised that 400' of 10 gauge wire will cost \$591. The PVC piping will cost \$132. Ground fault circuit interrupters will be used, in conjunction with a licensed electrician. Two (2) points will be accessed for a source. The west sluice gate electrical box will be accessed for Picnic Island, with the eastern side being used for Snake Island.

Discussed installing a dock near the northwest corner of Picnic Island. Paul Shepherd advised that he had given the okay without funding or Board approval. Discussed 24' long dock, being 39" wide and 5' between posts. Material cost is \$550.00.

- ✓ **MOTION:** Tom Coleman moved to approve the monies that were expended for the dock, from the general fund. David Bonham seconded. PASSED 7:1 as follows:

<i><u>in favor</u></i>	<i><u>against</u></i>
Phil Anderson	Rob Cook
David Bonham	
Tom Coleman	
Barbara Gulley	
Mark Koss	
Jack Nance	
George Philopoulos	

Discussed the barge, which Ski Island will keep for the time being and store it near the southwest part of Picnic Island.

Discussed the progress of Craig Harryman's seawall project. Concern was voiced over the location of Craig's seawall, as protruding into the boundaries of the lake. There are currently 4 tractors in Craig's backyard and 4' of trench remained left to be dug. It was reported that the lakeside boundary for Craig's property is 196.34' from the front of the lot to the waterline. It was estimated that the actual measurements approximate 210-215 feet, or 14' into the Lake. Board Members Shepherd and Bonham inspected the seawall, which appeared to be in very close proximity to where the old sea wall was located. The new seawall appears to be in line with adjoining shore lines at this stage of the project.

Discussed Board Member attendance. The Board does not have authority to remove a Director, since the membership voted the person on the Board. Four deaths in Rob Cook's family prevented him from attending earlier meetings. Discussed using speaker phones.

**New Business**

Barbara Bonham suggested that the Board should change Snake Island's name to Inspiration Island. Mark Koss stated that any name changes should be a community vote.

- ✓ **MOTION:** Tom Coleman moved allow Barbara Bonham to do planning for Snake Island renovation, at Barbara's expense. Phil Anderson seconded. PASSED UNANIMOUSLY.

Linda Daxon suggested offering a \$500.00 reward for information leading to the arrest and conviction of anyone creating graffiti in Ski Island. Tom Colman would like to use security cameras and will look to recruit members and form an *ad hoc* Committee.

Discussed the appointment of a contact person for Ski Island East.

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- ✓ **MOTION:** Tom Coleman moved to adjourn. Rob Cook seconded. PASSED UNANIMOUSLY.

ADJOURNED - 10:15 PM.

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SPECIAL BOARD OF DIRECTORS MEETING -----

CALL TO ORDER: Tuesday, May 29, 2007 at 7:36 PM by Paul Shepherd, President, quorum present.

ATTENDEES: Phil Anderson Mark Koss  
Terry Brennan Jack Nance  
Tom Coleman George Philopoulos  
Rob Cook Paul Shepherd  
Barbara Gulley

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The subject of the special meeting was the installation of the shorelines on Picnic and Snake Islands.

Paul reported: that rock installation had places on the islands' shorelines that were almost one (1) foot short, with several places being six (6) inches short; that two (2) more semi truckloads of stone will be needed; and that Picnic Island needs less rock than Snake Island. There is some settling of the soil under the rock, which was expected.

Additional labor to move and install the loads of rock was estimated to cost \$1,000.00.

Cost of 2 loads @ \$400/load	\$800.00
Labor	1,000.00
Worker's Compensation Insurance	<u>unknown</u>
	\$2,000.00

Next Friday may provide a work date for this project.

Some dirt is already moving on Picnic Island.

Discussed funding. Treasurer Vicki Langford was unavailable by phone, and messages were left to return the President's calls.

Already spent	\$46,500.00
Assessed and Collected	52,000.00
Allocated and not spent	8,000.00
Unallocated to be spent	5,000.00

- ✓ **MOTION:** George Philopoulos moved to appropriate an amount not to exceed the \$52,224 originally budgeted from the General Fund, to be repaid as collected from the Special Assessment, in order to finish the shorelines of Picnic and Snake Islands for labor (including Worker’s Compensation Insurance), rocks, geotextile fabric and sprinkler pumps. Phil Anderson seconded. Friendly amendment offered by Barbara Gulley and accepted. Friendly amendment offered by Mark Koss and accepted. PASSED 6:2 as follows:

<i><b>in favor</b></i>	<i><b>against</b></i>
Phil Anderson	Rob Cook
Barbara Gulley	Tom Coleman
Mark Koss	
Jack Nance	
George Philopoulos	
Paul Shepherd	

\* \* \*

- ✓ **MOTION:** Mark Koss moved to adjourn. George Philopoulos seconded. PASSED UNANIMOUSLY.

ADJOURNED - 8:26 PM.

Upcoming meetings:	June 12 <sup>th</sup>	Barbara & David Bonham
	July 10 <sup>th</sup>	Laura & Paul Shepherd
	August 14 <sup>th</sup>	Grace & George Philopoulos (tentative)
	September 10 <sup>th</sup>	Annual Meeting