

Kinloch Lake Association, Inc.

Annual Meeting Minutes

March 23, 2022

Call to Order: 5:30 PM at Kinloch Golf Clubhouse

Roll Call: Pres. John Parent, V.P. Bill DeRusha, Sec/Treas. Gary Clower, Ken Eastwood,
Jim Clibbens, Richard LeHew, Sam Hopkins, Bob Zincke, and Teresa Petty

AGENDA

Welcome and Introductions:

J.Parent introduced himself, welcomed everyone and extended thanks to the Golf Club and Kinloch Development Corporation for hosting. He thanked Gary and Teresa for coordinating the meeting and getting notification out with the annual membership renewals. He invited everyone to introduce themselves.

Quorum and Proxy Certification:

J.Parent asked Gary if representation was met for quorum. G.Clower responded that it met the 10% requirement as stated in Article 2, Section 2.5 of the Bylaws for Kinloch Property Owners Association with eight members in attendance and six by proxy.

Proof of Notification of Meeting:

J.Parent asked Gary if he could certify that all residents were properly notified?
G.Clower responded that Notices were emailed on March 9, 2022 in accordance with the 14 day minimum notice requirement of the Property Owner's Association Act.

Approval of Minutes: February 2, 2022 Quarterly Board of Directors Meeting

Approved: B.DeRusha Seconded: K.Eastwood

President's Report:

- Dues remain at \$85.00/year for April 1 – March 31
- Membership increased from 110 to 115
- Rules & Regulations will be updated to reflect this, otherwise unchanged

- Board of Directors meets quarterly – next meetings are set for June 8th, September, and December. Next Annual Meeting is slated for March.
- Recent projects included July 2019 Fish Study, Spring/Summer 2021 Forebay silt barrier installation, February 2022 removal of last turbidity curtains in Section 8
- Future projects include repaving the entrance road, relocating “trespassing” signage closer to the road, and evaluating a water analysis study

2022 Financial Report:

- G.Clower reported that the dues remain \$85.00 annually
- 87 paying members = \$7395.00/year
- Money Market Balance: \$15,231.68 ; Checking Balance: \$4,481.08
- Gate Code will change May 1, 2022

2020-2021 Project Review:

- K.Eastwood reviewed the 2019 Fish Study report and recommendations.
- G.Clower noted the Lake Board contracted Harbour Dredge and Dock who removed silt at the boat launch and installed a rock weir/forebay to reduce the silt from migrating into the lake at the boat launch. This was a cost sharing project with Kinloch Golf Club paying 50%, Kinloch Property Owners Association and the Declarant (Kinloch Development Corporation) each paying 25% of the total cost of \$194,140.00. The forebay will provide an easier way to maintain the silt and improve water quality without the use of major dredge equipment in the future.
- G.Clower noted the entrance at Long Pond Road where asphalt was damaged during construction has been removed and an 8 inch base of stone compacted and installed to the gate on the access road. This expense will be cost shared.
- G.Clower noted Barton and Boyd Paving will install 4 inches of asphalt before May 2022.
- G. Clower shared the Board of Directors is assessing the water quality of the lake. They have received a proposal from Clarke Environmental Services to provide testing and monitoring of the lake water quality. The proposal has various levels of monitoring and testing for the board to review and is good for 30 days. B.Zincke interjected concern over Tuckahoe landscaping service blowing leaves

into the lake and asked if it had been addressed with them. G.Clower assured the membership that they had.

- B.DeRusha updated on the Indemnity insurance for the Board of Directors members, he clarified the Declarant concerns that the board is looking into. Noted that the Lake activity and water use is determined by Kinloch Golf Club and that Kinloch Property Owners Association is ultimately responsible for the lake.

Open Discussion:

- S.Hopkins commended the board on their time and investment to protect the lake.
- B.Zincke asked if Kinloch Development Corporation would remain involved through the completion of Section 9. G.Clower assured him that they would.

Next Quarterly 2022 Meetings:

tentatively set for 2:00 PM on June 8, September 7, and December 7

Annual in March 2023 with location and time TBD

Adjourned: 6:01 PM

Motioned to adjourn: B.DeRusha Seconded: J.Clibbens