

Kinloch Lake Association, Inc.

Annual Meeting Minutes

March 5, 2025

AGENDA

Call to Order: 5:30 PM at Kinloch Golf Clubhouse by John Parent

Welcome and Introductions:

J. Parent introduced himself, welcomed everyone and call the meeting to order.

Roll Call: Pres. John Parent, V.P. Bill DeRusha, Richard Costanzo, Ken Eastwood, and Sec/Treas Sam Hopkins. Guests that were present were James “Lee” Mc George, John Hodnett and Teresa Petty.

Quorum and Proxy Certification:

J. Parent announced that the 10% requirement for quorum as stated in Article 2, Section 2.5 of the Bylaws for Kinloch Property Owners Association was met with seven members in attendance and ten by proxy.

Proof of Notification of Meeting:

J. Parent mentioned that all residents were properly notified. The Notices were emailed on February 24, 2024 and even though the meeting was less than the normal 14-day minimum notice requirement of the Property Owner’s Association Act the board had received ten proxies.

Approval of Minutes: December 18, 2024 - Quarterly Board of Directors Meeting

Motioned: B. DeRusha Seconded: R. Costanzo All approved

2024 Treasurer's Report:

- J Parent reported Money Market Balance: \$8,986.22; Checking Balance: \$2,051.88 at the end of 2024.

Motioned: K. Eastwood Seconded: B. DeRusha All approved

President's Report:

J. Parent expressed the board's thanks to Teresa Petty for her several years of service on the Kinloch Lake Board as Secretary/Treasurer and her hard work to keep things organized and moving forward. He also thanked Sam Hopkins, Rich Costanzo, and Ron Reece for their efforts which include removing silt from the lake, adding gravel to the boat ramp, pruning trees around the forebay, and staining the entrance gate at the boat ramp.

- Dues to increase to \$100.00/year for April 1 – March 31, the increase is due additional cost that the association will be required to pay dealing with the lake levee compliance costs. J Parent estimates that this could be around \$2,000 a year.
- Currently 109 members claimed of the 115 available memberships
- Recent projects included Forebay maintenance and silt depth study. J. Parent noted that the prior Forebay dredging revealed mostly leaf debris and so the board had volunteers that trimmed the trees on the shore to help reduce future maintenance costs. The volunteers also added gravel at the boat ramp during low water levels and stained the gate and fencing at the boat launch. The Board hired labors to manually remove silt from several places in the lake during the low water levels this summer and the silts was used to create additional parking.
- Future projects include continuing to monitor silt deposits, manually silt removal projects as needed, a lake health assessment to include water quality and a fish study as funds become available.

- Rules & Regulations – J. Parent noted that Rules and Regulations were updated on February 6, 2025 and are on the Lake Association website.

Member Discussion:

- John Hodnett asked a question about who can be a member of the Lake Association and J. Parent responded that all households on the lake must be members and other living in Kinloch or members of the Kinloch golf club can join if they wish.
- B. DeRusha mentioned he had heard that there might be some additional houses constructed in the future south of section 9 and that development's run-off might affect the lake.

Next Quarterly 2025 Meetings:

Tentatively set for 2:00 PM on June 4, September 3, and December 3
Annual Meeting in March 4, 2026

Adjourned: 6:00PM. Motioned: B. DeRusha Seconded: K. Eastwood