

Kinloch Lake Association, Inc.

Board of Directors Meeting Minutes

December 18, 2024

Call to Order: 2:01 PM at KDC Conference Room

Roll Call: Pres. John Parent, V.P. William DeRusha, Sec/Treas. Teresa Petty, Rich Costanzo, Sam Hopkins, and Rich Combs

AGENDA

Approval of Minutes from: Annual Meeting on September 11, 2024

Approved: R.Costanzo Seconded: R.Combs All approved

Treasurer's Report: Checking Balance = \$2098.50 Savings Balance = \$8986.14

Approved: W.DeRusha Seconded: R.Costanzo All approved

Old Business:

- J.Parent signed Kinloch Lake Maintenance & Cost Sharing Document which defines the Roles, Responsibilities, Authorities, Accountabilities for KLA, KPOA, and KGC.
- Forebay tree trimming is complete and debris was hauled away by Valley Landscaping; the gate has been restrained and is in good working order.
- The current water level is at – 11 inches, but clear with high turbidity. J.Parent also added that E.Rule stated that water usage has been up since the recent golf tournament.

New Business:

- Board of Directors memberships update: J.Parent will continue as President, Sam Hopkins as Board appointed Treasurer/Secretary, and Rich Combs as a Declarant appointed resident representative.

- J.Parent is checking on the permitting process for future Forebay maintenance to address the silt from upstream.
- T.Petty secured an independent post office box for Kinloch Lake Association; the new mailing address is P.O. Box 153, Manakin-Sabot, VA 23103.
- T.Petty recommended that KLA reimburse KDC annually to retain use of its current email address lake@kinlochva.com. W.DeRusha made a motion, R.Costanzo seconded; all approved.
- T.Petty recommended that KLA purchase Dropbox cloud storage or the equivalent to secure all digital files transferring from the declarant and to purchase physical box storage for the physical files. W.DeRusha made a motion to attain a Dropbox account with enough storage for the digital files and to access the physical files at a later date, R.Combs seconded; all approved.
- T.Petty will secure and be reimbursed for all supplies needed for the upcoming 2025 Renewal Campaign.
- T.Petty reported 108 members currently; 96 paying and 12 non-paying; another class B paying member joining in March 2025.
- Board reviewed 2025 Budget and W.DeRusha motioned to increase 2025 membership dues to \$100, R.Costanzo seconded; all approved.
- The new Corporate Transparency Act requires KLA to submit Beneficial Ownership Information which will be addressed at a later date, and within the defined deadline for submission.
- T.Petty recommended the addition of “and/or grandchildren;” to item (2) of the Kinloch Lake Association Permission of Fish/Release and Indemnity Agreement following his/her children, thus bringing it into agreement with the wording of the current Rules and Regulations updated on 2/28/24 as brought forth by member, Robert McElroy. T.Petty also recommended updating the document with a date line under the member’s signature line as well as update the mailing address on page 2 Member Contact Information. R.Costanzo made a motion to do all as recommended, W.DeRusha seconded; all approved.

Next Meeting: Annual Member Meeting – 5:30 PM on Wednesday, March 5, 2025 at Kinloch Golf Course

Adjourned: 3:33 PM

Motioned to adjourn: W.DeRusha Seconded: R.Costanzo All approved

Respectfully submitted by

Teresa Petty

Kinloch Lake Association Secretary/Treasurer

Kinloch Development Corp Office Manager