

Kinloch Lake Association, Inc.

Annual Meeting Minutes

March 20, 2024

AGENDA

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

Welcome and Introductions:

J.Parent introduced himself, welcomed everyone and extended thanks to the Golf Club and Kinloch Development Corporation for hosting. He then read a remembrance for Gary Clower and hosted a moment of silence in reverence of Gary Clower's service. He invited the board members and members in attendance to introduce themselves.

Roll Call: Pres. John Parent, V.P. Bill DeRusha, Richard Costanzo, Eric Rule, Peter Kamins, Teresa Kamins, James McGeorge, Travis Sipe, Rich LeHew, Ken Eastwood, and Sec/Treas 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 eleven members in attendance and nine by proxy.

Proof of Notification of Meeting:

J.Parent asked T.Petty to certify that all residents were properly notified. T.Petty responded that Notices were emailed on March 6, 2024 in accordance with the 14 day minimum notice requirement of the Property Owner's Association Act and the board received 10 proxies.

Approval of Minutes: December 06, 2023 - Quarterly Board of Directors Meeting

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

2024 Financial Report:

- J.Parent reported that dues remain \$85.00 annually
- Money Market Balance: \$13,985.26 ; Checking Balance: \$3,446.45

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

President's Report:

- Dues to remain at \$85.00/year for April 1 – March 31
- Currently 110 members claimed of the 115 available memberships
- Rules & Regulations – J.Parent noted all members would receive an updated copy with their card.
- Board of Directors meets quarterly in June, September, and December on the 1st Wednesday at 2 pm at the office of Kinloch Development Corporation. Next Annual Meeting is slated for March 2024.
- Recent projects included Forebay maintenance and Levee Maintenance Certification. J.Parent noted that the Forebay dredging revealed mostly leaf debris and so the board contracted with an arborist who recommended thinning and trimming to help reduce future maintenance costs over the next 5-10 years. This has also opened up the view of the lake on Long Pond Road. The Levee required recertification which the lake is responsible for funding along with Kinloch Golf Course.
- Future projects include continuing to monitor silt deposits, a lake health assessment to include water quality and a fish study is pending as funds become more available, J.Parent is trying to meet with the Army Corp to establish future maintenance plans, and the board is working with the Declarant to clearly define the Roles, Responsibilities, Authorities, & Accountabilities in regards to Kinloch Lake in an agreement for all responsible parties to sign.

Open Discussion:

- P.Kamins asked if there were specific areas that the board is monitoring for silt deposits. Board replied all areas that they were seeing signs or that have been brought to their attention.
- P.Kamins asked how many beavers have been trapped this season. J.Parent noted 2 beavers have been trapped; last year's total was 4. J.McGeorge offered that was very low compared to what he has experienced elsewhere. R.Costanzo noted that the trapper recommended long term protection from the beavers can be achieved with wraps on the tree bases.
- E.Rule requested approval to consider a PGA float being launched onto the lake during the upcoming golf tournament. The board had no objections, but asked

for clarification on how they intended to launch from the boat launch to make certain that it would not damage anything.

- E. Rule shared that the (valve?) that is used to release the water when they need to lower the lake has rusted over the years and is in need of replacement. He is in the process of finding a contractor to give an estimate for this work which is eligible for 50% State Assistance once contracted. R.Costanzo asked for clarification on the spill over between the lakes. Board provided.
- T.Sipe noted that fishing season looked promising.

Next Quarterly 2023 Meetings:

Tentatively set for 2:00 PM on June 5, September 4, and December 4
Annual Meeting in March 2025 with location and time TBD

Adjourned: 6:09 PM. Motioned: B.DeRusha Seconded: K.Eastwood