

Kinloch Lake Association, Inc.

Board of Directors Meeting Minutes

June 5, 2024

Call to Order: 2:05 PM at KDC Conference Room

Roll Call: Pres. John Parent, V.P. William DeRusha, Sec/Treas. Teresa Petty, Ken Eastwood,
Rich Costanzo, Peter Suyama

AGENDA

Approval of Minutes from: Annual Meeting on March 20, 2024

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

Treasurer's Report: Checking Balance = \$7,660.65 Savings Balance = \$13,985.49

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

Old Business:

- 2023 KLA taxes were filed on 03/30/24.
- J.Parent submitted the 2024 Budget for approval, noting correction needed for spelling of 'managerial'. W.DeRusha motioned, R.Costanzo seconded, and all approved.
- T.Petty submitted Reimbursement Request from KDC for T.Petty's KLA managerial services for the second half of 2023 in the amount of \$1,094.80 and the first half of 2024 in the amount of \$2,030.00. W.DeRusha motioned, R.Costanzo seconded, and all approved.
- Roles, Responsibilities, Authorities, Accountabilities Document entitled Kinloch Maintenance & Cost Sharing for KLA, KPOA, and KGC revised on 05/30/24 was presented by J.Parent for approval to be sent to KPOA for review. W.DeRusha motioned, K.Eastwood seconded, and all approved.

New Business:

- J. Parent shared highlights from his discussion with Julie Hamilton of the US Army Corp of Engineers confirmed that self-performed maintenance cannot

involve motorized equipment. J.Parent proposed using barges and hiring a landscaping crew to remove the current silt build up. The Board discussed doing a trial process for silt removal to establish effectiveness and if proves effective, proposing a permitted manual silt removal at a cost under \$2500.00. Board will review once there is a motion to act. Placement of material that is removed will require further board discussion.

- Board discussed beaver damage and determined that it would be handled on a case by case basis. Agreeing that raising the awareness of Lake Maintenance Education of Lot owners rights and responsibilities would be beneficial in minimizing damage. R.Costanzo will investigate an education meeting option.
- In addressing Trespassing violations and protocol R.Costanzo proposed an additional sign to reduce trespassing incidents. He proposed placing the additional sign at the boat ramp and will gather quotes for board review and consideration in June. The board also agreed that trimming needed to be done around the sign near the 319 Broadfield Lane property. In addition, the annual renewal email invoice should remind all members to contact the Goochland County Sheriff regarding violators and trespassers. T.Petty will ensure this is included.
- In discussions over guests of members and card validation, the board upheld the Rules and Regulations which states that members must accompany every guest and are required to have their membership card with them while engaging in lake activities.
- In discussions regarding Membership renewal, notification methods and concerns, the board was in favor of imposing heavier restrictions and changing gate code if necessary. If the gate code were changed notice would go out to membership via email that members could call the Lake Association for the new gate code. R.Costanzo motioned, J.Parent seconded, and all approved.
- In preparing for the upcoming Annual Membership meetings the Board noted that announcement needs to be made of formal elections occurring in 2026.
- J.Parent shared that KGC was sending out details to Kinloch homeowners regarding the upcoming PGA Tournament on Sept 17 – 23rd and noted that Eric Rule had requested at the annual meeting to float a barge in the center of the lake for the event.

Next Meeting: Quarterly – 2:00 PM on Wednesday, September 4, 2024 at KDC

Adjourned: 3:37 PM

Motioned to adjourn: B. DeRusha Seconded: J.Parent All approved

Respectfully submitted by

Teresa Petty

Kinloch Lake Association Secretary/Treasurer

Kinloch Development Corp Office Manager