



Annual Meeting - 2006

- **AGENDA**

- Call to Order
- Calling of roll and certification of proxies
- Proof of notice of meeting or waiver of notice
- Reading and approval of the Annual Meeting Minutes of February 23, 2005
- Appointment of inspectors of election
- Introduction of director nominees
- Additional director nominations
- Ballot for Director elections

- **Officer Reports**

- Presidents Report—Gary W. Copeland

- 2006 Association

- Goals/Objectives/Challenges

- Summary Budget Comparison

- Treasurer's Report—Milt Aebi

- Current account balances, financial controls

- **Committee Reports**

- **ARC—Louis Tooker**

- Summary of 2005 committee approvals, rejections, covenant compliance,
 - Challenges

- **Common Grounds and Communications—John Krueger**

- 2005 accomplishments and 2006 objectives
 - Community Relations—Gary W. Copeland
 - Lake Committee—Phyllis Lea
 - 2005 accomplishments and 2006 objectives and challenges

- **Recreation Committee—Don Copeland**

- 2005 accomplishments and 2006 objectives and challenges

- **Social Committee—Sue Gross**

- 2005 accomplishments and 2006 Social Events

- Announcement of elected Directors for 2006/2007 terms
- Appointment of 2006 Nominating Committee for 2006/2007 Director Candidates
- Adjourn
- Question and Answer Period

2005 Treasurers Report

Balance Sheet as of 12/31/05

Assets

- Current Assets
- Property and Equipment
- Other Assets

As Of 12/31/2005

Current Assets

- Money Market Unrestricted ----- \$ 1,272.91
- Money Market Restricted – Lake ----- \$13,207.46
- Money Market Restricted – Fish Restoration ----- \$ 1,148.00
- Money Market Restricted – General Maintenance-- \$13,200.40
- Money Market Restricted – Private Road ----- \$ 5,817.87
- Money Market Restricted – Pool Maintenance ----- \$ 800.00
- Money Market Restricted – Tennis Courts Maint. -- \$ 1,200.00
- Money Market Restricted – Paving ----- - \$ (50.00)
- Money Market Restricted – Tree Replacement ----- \$ 1,070.00
- Checking ----- \$ 0.00
- Accounts Receivable ----- \$82,608.35

TOTAL CURRENT ASSETS --- \$120,274.99

As Of 12/31/2005

Property and Equipment

- Furniture and Fixtures ----- \$ 15,000
- Equipment ----- \$ 50,000
- Other Depreciable Property ----- \$186,000
- Building ----- \$266,000
- Land ----- \$ 51,700
- Pool and Pool Equipment ----- \$ 75,000

Total Property and Equipment --\$643,700

As Of 12/31/2005

Other Assets

- Deposit GA Power #BB9367 ----- \$700.00
- Deposit GA Power #GA7945 ----- \$50.00
- Deposit EMC 0695052 ----- \$150.00
- Deposit EMC 0695055 ----- \$150.00
- Deposit EMC 0695053 ----- \$75.00
- Deposit Water - Club House ----- \$210.00
- Deposit Water – East Shore Entrance ----- \$210.00
- Deposit Water - Phase IV Dock ----- \$210.00
- Deposit Water - West Ridge Entrance ----- \$210.00

Total Other Assets ----- \$1955

As Of 12/31/2005

Total Assets

\$765,929.99

As Of 12/31/2005

Liabilities and Capital

As Of 12/31/2005

Current Liabilities

- Reserve – General Maintenance -----\$13,200.40
- Reserve – Fish Restocking -----\$ 1,148.00

Total Current Liabilities -----\$14,348.40

As Of 12/31/2005

Long Term Liabilities

- Reserve – Lake Maintenance ----- \$ 13,207.46
- Reserve – Private Road ----- \$ 5,817.87
- Reserve – Paving ----- \$ (50.00)
- Reserve – Pool Expenses ----- \$ 800.00
- Reserve – Tennis Court Expenses ----- \$ 1,200.00
- Reserve – Tree Replacement ----- \$ 3,000.00

Total Long Term Liabilities -----\$22,045.33

Capital

- Money Market Unrestricted ----- \$ 1,272.91
- Accounts Receivables ----- \$ 82,608.35
- Property and Equipment ----- \$643,700.00
- Deposits ----- \$ 1,955.00

Total Capital ----- \$ 729,536.26

As Of 12/31/2005

Total Liabilities and Capital

\$765,929.99

As Of 12/31/20045

Common Grounds Committee
Report

2006

Annual Meeting

2005 Accomplishments

- Common Grounds- Operated Below Budget
 - Replaced 18 diseased and broken trees at East Shore Drive entrance
 - Mulched common ground areas that had not been mulched for two years
 - Removed dead trees from common areas which could threaten adjacent private properties
 - Improved landscaping at the Phase Four dock
 - Enhanced maintenance schedule on West Ridge Drive playfield

2005 Accomplishments

- Boat Ramp
 - Replaced broken sections and installed curb to reroute runoff during heavy rains
- Club House
 - Removed and sanitized interior after sewer backup damage
 - Replaced 70% of hardwood flooring
 - Replaced vinyl flooring in toilets and storeroom
 - Thanks to J.R. Merendo for his continuing contributions

2005 Accomplishments

Common Grounds

- Developed and Implemented Competitive Process for Landscaper Selection
 - Committee appointed
 - Service Schedule Developed
 - Two Phase Selection Process Implemented
 - Qualifications—ten landscape companies
 - Pricing Information—five finalists

2005 Accomplishments

- Common Grounds

- Hutcheson Horticultural selected as provider for three years
- 12% reduction in annual cost for three years with identical services to 2005
- Thanks to:

Joe Cole

Sharon Dyskow

Julie Murdock

Louis Tooker

2006 Common Grounds Goals

- Exercise Expense Control to Conserve Budget for Lake Litigation Needs
- Improve nutrient program to many of our bushes and trees
- Additional focus on entrance flower beds
- Coordinate with Sixes Road contractor to manage maintenance of each entrance
- Introduce maintenance program to the few remaining vacant lots

Assistance Needed

- Peter Pauline
 - Signage
 - Docks/Bridges
 - Club House
 - Electrical and Lighting
- John Krueger—
 - Landscape Maintenance/Improvements
 - Irrigation

2005 ACCOMPLISHMENTS

The Lake Committee worked toward identifying, defining and improving the factors necessary for a healthy, safe and recreational lake.

1. Lake Maintenance

- Controlled Algae and Weed Growth**
- Cleaned Lake following severe rainfalls**

2. Lake Security and Safety

- Enforced Lake Use Regulations**
- Enforced Boat Identification Program**
- Performed Fecal Coli Form Testing**

3. Wildlife Management

- Performed Electroshock Fish Analysis**
- Attempted Nuisance Animal Control**

4. Lake Recreation

- Organized Kids Fishing Derby**
- Held Remote Control Boat Demonstration**

2006 GOALS

- 1. Lake Maintenance**
 - Control Algae and Weed Growth
 - Maintain lake following severe rainfalls
- 2. Improve Lake Security and Safety**
 - Enforce Lake Use Regulations
 - Enforce Boat Identification Program
 - Perform Periodic Fecal Coli Form Testing
- 3. Wildlife Management**
 - Reduce Crappie and Catfish Populations
 - Control Nuisance Animals and Waterfowl
- 4. Long Range Planning**
 - Coordinate Lowering of Lake for Shore Line Maintenance with Silt Restitution Committee
 - Enhance Community Involvement
- 5. Lake Recreation**
 - Organize Fishing Derby
 - Organize Remote Control Boat Derby

Additional Items:

- **K-Tea Algaecide available from Lake Committee**
- **Fish Food available from Lake Committee at reduced cost**

LSHOA Recreation Committee Report

Your Recreation Committee is responsible for the Pool, Tennis Courts and Future Recreation Facilities. The committee includes Trey Breitbarth, Don Copeland and Larry Wagner.

Accomplishments:

- a. Installation of a substantial pool gate with combination lock to improve security and safety.
- b. Installation of a wooden fence adjacent to the pool equipment to provide protection for the equipment, and to prevent injury to persons who might wander into the area
- c. Rebid pool management contract and selected bid most advantageous to HOA.
- d. Change in pool policy to:
 1. increase summer operating season from 15 May to 15 Sep.
 2. contract for daily chemical readings to insure compliance and provide protection for members. Continued contracting for heavy maintenance twice per week.
 3. contract for weekly maid service to clean the cabana. This will relieve members from responsibility of bathroom cleaning and reduce liability.
- e. Installation of a security camera system for the pool and adjacent parking lot.
- f. Upgrade of the existing parking lot lamp to improve security in the area.
- g. Resurfacing of the tennis courts to prevent further deterioration and increased cost to repair.
- h. Increasing the height of the low tennis court fence to 10 feet to enable the locking up of the courts to reduce the possibility of vandalism to the courts.

Above work was accomplished at very competitive prices with some items donated by members.

LSHOA Recreation Committee Report

Future Plans:

Maintain and Improve Recreation Facilities for all LSHOA Members.

Continue to advocate for Recreation Facilities in your community. Outstanding Recreation Facilities are very important to the desirability of a neighborhood and can add to the value of each home. Recreation Facilities promote fellowship among members and generally are very attractive to young families.