

Laurel Creek Homeowners Association
Board of Directors Meeting Minutes
May 22, 2024

The Laurel Creek Homeowners' Association Board of Directors Meeting was held at the Warren Norman Company Office. Board members present: Duane Christopher, Kevin Davis, Scott Groshans, Frank Keel, Bethany Marlowe, David Norman, and Henry Owens.

Duane, acting as board president per the bylaws, called the meeting to order at 5:00 PM. Duane stated the purpose of the meeting was to decide on Board officers, appoint committees, establish a regular meeting schedule, and to discuss the issue of amending the contract with Carolina Pool Management to include lifeguards for this summer.

After brief introductions of board members, a review and discussion of each agenda item began.

Lifeguards:

Scott explained that Carolina Pool Management, (CPM) begins recruitment and training of lifeguards in Feb. and there is no way to provide lifeguards by pool opening on Saturday May 25, 2024. Scott and Lisa did learn that CPM could potentially have lifeguards certified and ready by June 25th. The cost is projected to be \$28,000 for the season. Scott asked if we were ready to amend the contract with CPM to authorize this change.

Bethany pointed out lifeguards are not in the current budget and since the HOA has approved an annual budget and with fees established, we cannot add an additional expense at this point.

She further stated the BOD thoroughly researched the new pool rules and the contract as well as insurance and recommended we continue with the established budget and not amend the pool contract to add lifeguards.

- Kevin and Henry both expressed concerns that the perception at the annual meeting was adding lifeguards was a “done deal”
- Increasing the amount of Liability Insurance was discussed and we agreed to increase coverage from one million (\$1M) dollars to five million (\$5M) dollars.
- David expressed concern that the Board should have communicated the decision to not have lifeguards better to the community since it apparently has met with such resistance.
- Scott said funding for the lifeguards would come from the reserve fund and would be paid back by higher dues next year. It was pointed out that the By-Laws only allow for capital expenditures and that hiring lifeguards is an operations expense.

Henry made the motion that we amend the contract with Carolina Pool Management to include lifeguards for this summer in an amount not to exceed

\$35,000 and to hire lifeguards. Scott seconded. The motion was approved by a five to two vote with Frank and Bethany voting 'no'.

Appointment of officers and Committees:

According to our BYLAWS, "the Association shall be managed by a Board of Directors comprised of seven Directors". At the Annual Meeting held on May 20, 2024, seven Directors were elected to the Board, Duane Christopher, Kevin Davis, Scott Groshans, Frank Keel, Bethany Marlowe, David Norman, and Henry Owen.

At the May 22, 2024, Board meeting, the following appointments were made:

Officers:

David Norman - President (one year term)
Duane Christopher – Vice President
Scott Groshans - Treasurer
Bethany Marlowe - Secretary
Henry Owen - Compliance officer
Frank Keel – Member at Large
Kevin Davis – Member at Large

Committees:

Landscape – Duane Christopher, Chair.
Tennis and Pickle Ball – Mike Sardilli, Chair, Frank Keel, board member liaison.
Pool – Lisa Walsh, Scott Groshans, board member liaison.
Communications – Alice Davis Chair, Bethany Marlowe and Frank Keel, board member liaisons.

Several people have already expressed a willingness to help with creating surveys and a newsletter. All homeowners with an interest will be encouraged to sign up for a committee.

Schedule of HOA Board Meetings:

At the Tuesday, April 9, 2024, Board Meeting, the board unanimously approved to establish standing LCHOA Board meetings on the third Tuesday of the month at 6:30 pm.

Hearing no further business, the meeting was adjourned at 6:15 PM

Respectively submitted,

Bethany Marlowe, Secretary.