

Lake Meadow Lodge Annual Meeting  
July 5, 2024, 7:00 p.m.  
Lake View Room at Garden City Offices  
Minutes of Meeting

1. Meeting called to order at 7:00 p.m. by President Theo Kanell.
2. It was determined that a quorum is present. There was a suggestion to consider holding future annual meetings via Zoom. The Hoskins family offered their technological knowledge to support Zoom meetings. No decision was made. Those present in order of signing in: Stock, Hoskins, Kanell, Belnap, Courage, Deanna Hoyt, Doug Hoyt, Fox, Smedley, Low, Mangum, Taylor, Crockett, Van Engen, Jenkins, Maxfield, Small, Thornley. Proxies were given by Burnett, Knudson, Sampson, Patten.
3. A financial report was given by Lorna Belnap. There is a healthy cash balance thanks to Theo's work in getting insurance settlements. Our monthly dues will remain the same for another year. Details can be requested on the North portal.
4. A Beach Access Committee was formed with Laura Courage as Chair. Any encroachment onto the Lake needs the permission of the BLM and the Army Corp of Engineers as per Section 13. The high water mark of the lake is where our property goes to.
5. Theo Kanell gave a summary of the law suits he has filed against the trucking companies on behalf of Lake Meadow Lodge and the settlements that were made. The \$35,000 in our account was a result of the most recent settlement. In June, we received a settlement from Potashnick Truckers. We paid back Nationwide insurance \$236,000, \$80,000 was paid to Sierra Restoration, \$4,000 to Deanna Hoyt, and \$1,000 to Chad Mangum. Theo received \$10,000 for his legal representation. We can all be in agreement that we are lucky to have had Theo represent Lake Meadow Lodge.
6. Theo Kanell also reported that there is still money with Sierra to help with the repair and resurfacing of the parking lot which we expect to be completed before October.
7. Each member will be receiving a ballot in the mail to vote on the acceptance of the changes to the LML Declaration (CCRs). Most of the changes relate to changes in insurance. At the present time, there is no red-line copy, because there was no original digital copy. Preparing a digital copy for redline would most likely cost our HOA well over \$25,000. Doug Hoyt expressed concerns about the new Declaration as presented by Theo. Some concerns relate to the usage of the term 'condo' as it relates to LML. Please take time to compare the old Declaration to the newly presented Declaration so you will be prepared to make a knowledgeable vote.
8. There are some sidewalks that are presenting a tripping concern. The HOA will work on making those repairs.
9. Karl Stock presented a review of some rules that need to be remembered and followed.

--We need a key or code for every home for emergency use by police and fire. If you have changed your lock or code within the last five years, please get a new key or code to Karl if you haven't already done so. The keys and codes are locked in the office in a locked room in a locked box.

--There is a "No Pet Rule" at LML. That also means visitors cannot bring pets. If you have a service animal, get the instructions on the North portal on how to submit an application. All State rules relating to service animals apply as well as LML rules relating to service animals.

--All vehicles with trailers of any kind must park in the upper parking lot.

--Please park your vehicles so they do not obstruct the sidewalk.

--No food or glass containers in the pool area.

--No items are to be stored outside your home including drying towels on the decks.

--No sleeping in tents anywhere on LML.

--No sleeping in vehicles, trailers, or boats in the parking lot.

--No short-term rentals. That means no rentals for 90 days or less.

--No vehicle or boat storage in parking lots. Your vehicles or boats can be parked at LML only when you are staying at LML.

--Quiet hours are 10pm to 8am.

--Pool hours are 8am to 10pm.

10. Concerns about the swamp still remain. Several solutions were discussed. Perhaps a review of the area by a licensed engineer will give us a possible solution. This concern will be added to unfinished business.

11. Nominations were accepted for three positions on the Board. Lorna Belnap was reinstated as Treasurer. Holly Martineau and Tammy Fox will be new Board members. Welcome to Holly and Tammy. We appreciate your willingness to serve LML. We appreciate the work and dedication of Theo Kanell and Karla Patten who have served honorably and well for several years. Thanks to Theo and Karla for a job well done on behalf of Lake Meadow Lodge!

12. Our annual LML Work Day is tomorrow morning starting between 8am and 9am. Small refreshments will be located on a table in front of 12 N Vista Lane for all volunteers. We need the spa garage cleaned and organized, the pine cones picked up, weeds wacked behind the garages, low-hanging branches on trees trimmed, weeds pulled from each home, weeds sprayed in sidewalk and parking lot cracks, and any other job you see that needs being done.

13. Meeting Adjourned until the first Friday of July 2025. The first Friday of July 2025 is July 4. For now, the annual meeting will be scheduled for July 3 and the workday on July 5 unless a better solution is determined.