

# **LOST HOLLOW PROPERTY OWNERS ASSOCIATION**

## **FALL MEETING MINUTES**

**SEPTEMBER 27, 2020**

The Fall Meeting was called to order by President, Hazel Smith at 1:05 p.m. at the Shelter House.

Invocation was given by John.

Hazel Welcomed all the association members in attendance and hoped everyone had a good summer.

Everyone signed in at the District Tables and received pens and document ballots to vote for District Directors.

Hazel thanked everyone for their patience during this camping season. Dealing with the Covid-19 issue has been very grueling. The Board of Directors have tried to make this a good season despite all the regulations.

A special thank you to Jeff Thomas for all of his help in dealing with the Attorneys in regard to the Document process and talking with the Health Department in regard to the Covid-19 issues.

The schedule for leaf pick up is as follows: Starts October 12 and last pick up is November 25. Please place you leaves at the edge of your lot, not in the ditch.

Thank you to John Oxley for opening the Kountry Store during this season. You did a wonderful job considering the restrictions and the food was fabulous.

### **SECRETARY'S REPORT**

A motion was made by Sam Short and seconded by Josie Noble to acknowledge that we did not have a Spring Membership Meeting Report or Meeting due to COVID-19 Restrictions.

### **TREASURER'S REPORT**

Jeff Thomas the Treasurer handed out financial reports.

January – December 2019 and January – August 2020

A motion was made to approve the Treasurers Report by Becky Burroughs Lot 425 and seconded by John Oxley Lot 505. A vote was taken and motion passed with a unanimous yes vote.

The budget was passed out and reviewed. A motion was made by Josie Noble and seconded by Sam Short to accept the budget. The motion was voted on by the Board of Directors and motion passed.

It was brought up why the members can't vote on the budget? A motion was made by Marilyn Sloan Lot 2 to accept the budget and seconded by Jim Golden to pass the budget. Vote taken by the membership and passed.

### **Vote for Directors**

Candidates for the Director spots are as follows:

**District 1** Josie Noble – Lot 174-175 – Been camping at Lost Hollow for 12 years. Has been very happy here. If re-elected she will work for her District.

Deidra Rawlins 169-170 – Been camping at Lost Hollow since she was a little girl. Will strive to make the park better.

**District 2** Jon Dufford – 199-200 – Been a Director for 2 years and apologized for not being able to help out a lot during his second year due to health issues. Promises to help anyone he can. Marilyn Sloan asked why Jon hasn't participated in any events which is the Directors Responsibilities? And Jon answered as stated above.

Jeff Thomas – 233-234 – Has been the Treasurer for a while. Has been camping for 7 years. Will make the campground better. Wants to make sure the camp ground is here for his grand children to enjoy.

**District 4** Becky Burrough – 425-426 – Has owned her lot for 9 years. She is a very positive person and everyones opinion matters. I will fight for you and wants to unite the campground.

John Dieble – 405-406 – Has been at the campground for 2 years, worked in the park maintenance dept for 1 years. Would like to have your vote.

### **Discussion on Documents**

Janice from the attorneys office of Kaman & Cusimano was in attendance to answer questions on Deed Restrictions and Constitution/Bylaws.

Janice talked about what changed in the documents that were mailed to members:

Janice thanked everyone for showing up at the meeting.

Janice said that the Governor approved the membership meeting but the Board of Directors must abide by the COVID-19 rules and regulations.

Lost Hollow is a Non-Profit Corporation and in order for us to keep our Non-Profit status we must have documents to protect and serve the Non-Profit Status.

Janice went over the Documents: Constitution and Bylaws.

All additions are to protect the campground.

If you have any questions on the documents contact your Director or our Law Office, Kaman & Cusimano.

Some of the sections that were restructured are:

Section 9 Pages 16 & 17 as well as Page 18

Virtual Board Meetings are mentioned on Page 14

Section 7 Pages 15-23

Page 22 Section 1 on Structures

Chuck Totten – Lot 277-278 – Do you represent me?

Janice- No, I represent the Board of Directors and the Corporation.

Chuck Totten – Lot 277-278 – Read the Document that he had on Article 12 and said that we are not following the constitution.

Hazel – Those documents were not filed we are using the documents that were filed.

Janice – 75% of the membership has to vote to pass the proposed documents that were mailed out. Every lot has 2 votes.

Laura – Lot 441-442 – Who pays your bill?

Janice – The Association

If you have any questions on the documents call your Director.

Hazel asked the membership if everyone liked the activities? Everyone clapped and said that they enjoyed them.

October 3 – Saturday will be the Halloween Event

1:00 – 3:00 pm Trick or Treat

3:30 pm Costume Judging – Stay on Golf Carts

Golf Cart Judging – Stay on Golf Carts

4:00 pm Golf Cart Parade

We are sorry that we can not do the hayride this year due to COVID-19.

A question was asked why her post was deleted from the Facebook account? Hazel said that they did not or do not delete posts.

Events held were: the Adult Scavenger Hunt (Thank you Colleen Thomas for your amazing clues). An Adult Craft Event was held with amazing success. Many Kids Crafts.

Allot of people contributed in helping with these events.

Just to let everyone know that Diane McCandlish Direct for District 3 could not make the meeting today. Her Brother passed away unexpectedly. Diane has had many things going on in the last few months, Her mother is ill and her Daughter had some recent surgery. Lets keep her and her family in your prayers. Diane does a lot for the campground.

Diane – Lot 494 – Thank you to Ryan for keeping the Bathrooms clean she did a fabulous job.

Are the people doing the destruction on the bath houses paying for the damage? The people responsible for the destruction have been notified and are paying for the damages.

Do we do anything to the people that were going through the mailboxes in the front of the campground? The Sheriff and Postal Service have been notified.

Janet - Lot 326 – Do you have an update on the new mailboxes? Answer: We are looking for mailboxes that lock. We have some leads on where to get them.

Chuck Totten – Lot 277-278 – I attended the August Board Meeting and the new members are asked to sign a document about rules of the campground. They don't even get a copy of what they signed. Hazel answered: If they want a copy we will be glad to give them one.

Answer: Hazel – We have to go by what is filed with the county. No one can build at this time, you will be denied if you submit a building permit. If the new documents do not pass, we will have to enforce old documents.

Janice from the Attys office tried to explain the law and cost.

Cameron Johnson – Lot 152 – If Bylaws do not pass, will we have to take down what is built?

Janice – We will have to deal with that when the time comes. She is hopeful that you will pass the documents so this does not become an issue.

Stephen Wanser – Lot 419 – Aren't our structures Grandfathered?

Janice – Referred this questions to Page 22 – 23 on Temporary Structures Not allowed and Permanent definition of structures.

Votes Were Counted and here are the results for the Directors:

District 1	Diedra Rawlins – Won	38-20
District 2	Jeff Thomas - Won	51-36
District 4	Becky Burroughs – Won	44-34

Lori Bownes Lot 490 made a motion to adjourn the Membership Meeting and seconded by J.R. Noble. A unanimous yes vote was taken and motion carried. Meeting was adjourned at 2:10 p.m.

Respectfully Submitted by  
Alice Bartow, Secretary.