

Robin Hood Lakes Lot Owners Association, Inc
Semi-Annual *General Membership Meeting*
Minutes
March 11th, 2023

1. Pledge of Allegiance
2. Meeting is called to order at 10:05 a.m.
3. Roll Call of Directors:

Anthony Lilli	President
Jamie Lemon	Vice President
Jamie Lemon	Secretary
Jamie Lemon	Treasurer
Emily Burke	Director
	Director
	Director
	Alternate Director

Guests: 25 members in attendance- sign in sheet attached

4. Secretary will read the Minutes from the Membership Meeting of December 10th, 2022, and present same for Board's approval, Jamie motioned to accept, Emily seconded.

5. Treasurer's Report:

2022 Annual Financial Report copies from Lighthouse/Robert Zito were available and the current bank statements January to end of February Jamie motioned to accept, Tony seconded. See questions from members under #9.

6. Old Business:

We have 4 vacant director positions and 1 alternate director position available at this time- please complete intent to run forms if you are interested in running for a position on the board.

7. New Business:

a. We have two snow plow contractors, JR's excavating is primary and Service Team is back up- Dorice gave positive feedback about current primary vendor being the best it's been in a long time.

b. New Property management software adopted in February to replace a property management company for the time being. The board will handle in house with office manager. Savings of approximately \$8,000 per year. We will still be seeking a CPA for accounting purposes.

c. Fishing season opens 4/1 at 8am- Fishing tournament will take place at the fishing lake 8am-12pm rain or shine. Refreshments will be provided. Board asks any members using private funds to add fish to the lake at any time to please email the office with the vendor name and type of fish ordered so that we can reference this information should another member question what kind of fish are in our lake.

d. Playground equipment was ordered and will be put up in spring. Linda R asked if our insurance company is aware and was advised by the board that yes they are aware.

e. Easter Egg hunt will be on 4/8 with a rain date of 4/15

f. Buttons/Badges are now being distributed to members in good standing at the adjournment of today's meeting. All lot owners can arrange to pick up their buttons in person and sign for them after reading the new rules/regs put in place for them. Each household will receive 2 buttons. 4 people allowed per button-one being a lot owner

or resident of the community to accompany all guests. A 3rd button can be requested in writing to the main office. Up to 3 replacements allowed per year at a cost of \$25 per button. Please wear your badge while fishing or have it readily available to present to any member in good standing who requests it be shown.

g. Speed bump painting/corrections/additions will be made in the spring. Rich Snider volunteered to assist with this project.

h. Basketball court will be resurfaced in the spring as previously discussed in the fall

i. Office manager duties/responsibilities increased and pay was increased to \$15 accordingly

j. Seeking a certified and insured electrician to inspect and give us a quote on suggestions to bring our clubhouse and conder shed up to code

8. Report of Directors:

a. President-Tony spoke to those in attendance in regards to recent events with Robin Hood Lakes, he discussed the ending of the relationship with Robert Zito, Lighthouse Prop. Management at the end of last year and the how the relationship with NEPA, the new property management vendor, ceased in January due to RHLLOA Board acting on the advice of council that our Bylaws would not allow NEPA to have a sole signatore. Since that time the Board has been seeking other vendors or management software to assist with normal everyday business. Jamie and Lori researched a management software called PayHoa and the RHLLOA Board agreed to pursue it as it is much more user friendly than the antiquated TOPS system we've been using. It is through their efforts that we were able to move forward and they should be commended. Using this software and doing it in house could approximately save the community \$9k annually. Tony also informed the community of the progress and improvements

amongst the most recent board including that we now have two contracted snow plow vendors. We have a Certificate of Occupancy for the clubhouse for the first time. We've replaced the vehicle gate at the end of Buck Lane accessing our fishing lake. We secured new picnic tables at the Clubhouse. Purchased a large safe to secure maps of the development. There is new signage at both lakes. We've brought our swimming lake up to compliance with the state. Our current playground is now compliant as per our insurance company's request and we have ordered new playground equipment. Our basketball court will be resurfaced in the coming months, also as per our insurance company's request. The roof on the clubhouse needs to be replaced and we are currently getting bids. Tony advised the members in attendance that out of what was budgeted for 2022, only approximately 75% was actually spent and therefore approximately \$30K was not spent. Tony then opened up the floor to the home owners.

b. Vice President-

c. Secretary/Treasurer- 7.b, i

d. Roads- 7.a,g

e. Bldgs. & Grounds-7.d, h

f. Lakes 7.c,f

g. Entertainment/Events-7.c, e

9. Open to Floor to Home Owners who are in Good Standing.

(One speaker at a time with a five (5) minute limit)

- a. Linda R.- questioned voting capabilities of a board of only 3 directors- those in attendance were shown the response from our attorney that the voting is done on the majority of the active board members NOT the available seats. We are able to continue voting with a quorum of 2 being that there are 3 active directors. Anyone else requesting this information should email the office

directly. Linda also questioned why we are spending \$6,000 on playground equipment when the clubhouse roof is leaking- she was advised that the roof is next on the list of repairs that is why we are also seeking the electrician to make repairs inside the building simultaneously.

- b. Dorice D. asked if the board will be going after the Facebook accounts that are falsely representing the community no that we have or own board run Facebook account. She was advised that it may be something we look into in the future once the other important items are addressed first. Members were advised to leave the false groups and only join the Robinhood Lake Lot Owner Association group in order to receive accurate information from the office/board.
- c. Scott Clarke asked about speed bumps on Lincoln Green as there are long stretches without any causing a lot of excess speed in that area. He was advised that the board has a map of where new speed bumps are needed and was offered to view map at any time. Again, corrections will begin in spring.
- d. Rich Snider asked if the gates will be locked again this year with a combination given to members in good standing only- Tony advised as of now yes but we will inform everyone closer to May the final decision of the board on this matter at that time.
- e. Dave R. Asked how the cameras work when there are no lights I the back of the swimming lake and he was advised by the board that the cameras actually work better without the lights on at night back there.
- f. Hal questioned the fishing tournament and we reviewed the event again- it will be 2nd Annual Jimmy Garr Memorial Kids Fishing Tournament.

Jamie made a motion to adjourn. Emily and Dorice

seconded the motion, all in favor. Motion passed.

Adjourned Meeting at 11:43 a.m.

Minutes Submitted By: Jamie Lemon- Secretary

**Robin Hood Lakes Lot Owners
Association, Inc.
*General Membership Meeting Minutes
June 10th, 2023***

1. Pledge of Allegiance
2. Meeting is called to order at 10:01 a.m.
3. Roll Call of Directors:

Anthony Lilli	President
Jamie Lemon	Vice President
Emily Burke	Treasurer
Jamie Lemon	Secretary
	Director
	Director
	Director
	Director
	Alternate Director

Guests: N/A

4. **Secretary will read the Minutes from the Membership Meeting of March 11th,2023 and present same for Board’s approval.**

Tony motioned to accept the meeting minutes from March 11th General Meeting. Emily seconded and no one was opposed.

5. Treasurer's Report:

Financial Report copies from PayHOA will be made readily available. Jamie motioned to accept the financial report. Emily seconded. Resident Mark Tretter requested to see amounts of bad debt on next report, advised that we will have that available for next meeting.

6. Old Business:

- a. We have 4 vacant board of director positions, and 1 alternate director position available at this time

7. New Business:

- a. Speed bump painting/corrections/additions- Tony advised that he has met with at least 6 vendors for asphalt work and has only received 1 bid, which would take up the entire budget for roads for the year. We will continue to seek other bids. A resident asked if reductions will occur, advised we will be reducing the size of some but not removing any of the existing speed bumps.
- b. Playground Equipment- is here- awaiting an insured vendor to assemble and mount it per guidance of township zoning officer.
- c. Summer picnic- tentative date August 12th
- d. Movie nights for kids- First one was held on June 2nd we will try to have 1 or two per month throughout summer.

8. Report of Directors:

a. President- Reviewed roof work that was done and vendor selected out of 7 bids was due to availability, cost and time to completion. Electrical work at the cinder shed was completed. Discussed the renovations needed in the clubhouse, removing large fan from ceiling and closing that wall up in kitchen, replace ceiling with 2x2 tiles and upgrade to LED lights in an effort to be more cost effective. Discussed the medical equipment we now have which includes Narcan and an O2 bottle. Cathrine Schoch

remarked that Narcan must be locked up, Tony replied that it is not a controlled substance. Jamie advised we can look into State regulations regarding this.

b. Vice President- n/a

c. Secretary/Treasurer- Overdue HOA assessments are being aggressively sought to be recovered this year. A letter was sent to those in delinquent status and we have started to receive some funds already from that. Next action will be going to court and putting liens on those properties that have not paid or made proper payment arrangements.

d. Roads- Reviewed 7.a

e. Bldgs. & Grounds- Service Team left their contract with us for lawncare, leaving us to finding new bids.

f. Lakes - Life guard stand was removed from swimming lake area due to safety concerns with rotted wood.

g. Entertainment/Events- see 7.c &d.

9. Open to Floor to Lot Owners who are in Good Standing.

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)

Rich Snider: Questioned if the \$18,000 was just for speed bumps, Tony advised no it is for speed bumps and basketball court repaving. Rich also advised that the camera company keeps calling him to set up an appointment, Tony asked that he please advise them to call him next time and that we will reach out to them. Rich questioned why there was no transparency in regard to the roof being done and why the general membership was not able to make decisions on this amount being spent without their knowledge. Tony advised the board followed the by-laws regarding this by obtaining several bids and then the board decided on the best fit for the community. Tony tried to explain that the \$3,000 cap on services requiring bids/votes has been misunderstood and misinterpreted for years. Others in attendance agreed that the community voted for the board to make the right

choices on behalf of the community and should be able to continue to do so.

Hal Touni recommended reopening the kitchen during the season to help bring on more funds and also having more social events for adults at the clubhouse. The events committee advised we will look into this for the future.

Sherri asked how she is supposed to obtain information because she does not have internet, social media, etc. She was advised to call or stop into the office to gather information as needed.

 Jamie made a motion to adjourn.

 Emily seconded the motion
all in favor. Motion passed.

Adjourned Meeting at 11:05 a.m.

Minutes Submitted By: **Jamie Lemon- Secretary**

**Robin Hood Lakes Lot Owners
Association, Inc.
*Special General Membership Meeting
Minutes
August 12th, 2023***

1. Pledge of Allegiance
2. Meeting was called to order at 10:05 a.m.
3. Roll Call of Directors:

Anthony Lilli	President
Jamie Lemon	Vice President
Emily Burke	Treasurer
Jamie Lemon	Secretary
Joe Deriscavage	Director
Roger Halterman	Director
Cathy LaFurge	Director
	Director
	Alternate Director

Guests: N/A

4. Treasurer's Report: Review account records provided and advise community on next steps in arrears process

5. New Business:

a. Jamie reviewed the process of how the association can continue normal operations even if there was only 1 board member and the office manager left. Once there are no board members then our attorney would need to petition the court for an appointed receiver. Once a court appointed receiver takes over they do not have to comply with any of our governing documents, rules and Regs, our HOA dues schedules, etc. Since our letter went out advising the community of our current situation, we had 3 new board members step up. Joe Deriscavage, Cathy LaFurge and Rodger Halterman all introduced themselves to the community members.

b. Review any resident grievances at this time. (recorded below)

6. Open to Floor to Lot Owners who are in Good Standing.

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)

- a. A resident mentioned that we should mail the general membership to alert them of every quarterly meeting. The board advised we can look into setting up a communications preference for those who prefer to have notices mailed to them rather than use the other 3 forms of communication (bulletin boards, email and Facebook)
- b. Rich Snider mentioned Title 68 section 5303 stating that it states that board is supposed to let the general membership vote on spending that comes from our capital gains account. The board advised we will double check this information with the attorney.
- c. A resident asked if our roof is bonded and insured in case the company who replaced it goes out of business before the warranty on the roof is up. Will look into the insurance policy on the roofs.
- d. Residents complained about the roads being the worst they've ever been since Aqua tore them up and repaved them. The board

is aware of several issues that need attention asap. The board advised anyone who has an issue to please submit pictures and their address to the office so we can address their concerns individually.

- e. A resident complained about her water pressure and another complained that her water leaves a black film on surfaces. Nobody else seemed to report these specific issues. These resident were directed to contact Aqua regarding their specific water issues.
- f. Linda R. asked about our volleyball nets, playground equipment and basketball courts. We advised that these items are being worked on currently but we are having a hard time finding vendors for certain jobs.

Jamie L. made a motion to adjourn.

**Hal T. seconded the motion
all in favor. Motion passed.**

Adjourned Meeting at 11:40 a.m.

Minutes Submitted By: **Jamie Lemon**

**Robin Hood Lakes Lot Owners
Association, Inc.
*General Membership Meeting Minutes
September 9th, 2023***

1. Pledge of Allegiance was performed.
2. Meeting was called to order at 10:05am.
3. Roll Call of Directors:

Anthony Lilli	President
Jamie Lemon	Vice President
Emily Burke	Director
Jamie Lemon	Treasurer
Joe Deriscavage	Director
Rodger Halterman	Director
Cathy LaFurge	Director
	Alternate Director

Guests:

4. Secretary read the Minutes from the Special General Membership Meeting of August 12th, 2023. Jamie L. motioned to approve the meeting minutes; Emily seconded. Residents Rich S. and Cathy S. were opposed to the minutes, stating they were inaccurate. Cathy S. agreed to enter her 2 items missing into this month's minutes (see 6.b.) Rich

S. had no missing items to add from previous month, only mentioned new business not discussed at August 12th meeting.

5. Treasurer's Report:

Financial Report copies were presented from Pay Hoa. Cathy S. requested bank account balances and cost vs expenditure reports which were provided to members asking for them. Scott C. motioned to approve the financial records and Chris 2nd the motion. No one was opposed.

6. Old Business:

- a. The board presented Veronica Anderson as the 7th member of the board. We now have only 1 alternate position available, and 1 interested party we will meet with in the coming weeks.
- b. Put on record Cathy S's comments that were not recorded from August 12th-
 1. Cathy questioned who is checking the new board member's standing within the community to be sure they are able to serve on the board. The board responded that we all checked the 3 members voted in on August 12th.
 2. Cathy suggested putting out a yearly calendar of meetings- it was found in review of Title 68 that we are not able to post more than 60 days prior to the meeting date.

7. New Business:

- a. Swales/culvert work to begin on Sherwood Dr- two areas and Robinhood Dr. Some speed bumps that were repaired were part of the drainage work.

b. New electrical work in the clubhouse has been inspected. The report was given to the township by the inspector, and we have not heard an outcome from the township yet.

1. Rich S. disagrees w/ the board not getting the permit for the electrical work prior to having the work done. The board advised that we had asked the contractor to obtain the permit and he advised that we did not need a permit for the work being done. However, after a complaint was made to the township, the code officer had us obtain the permit and have the inspection completed to be safe.

c. Different event ideas were presented to the members. Some members shared some ideas on how to get the community more involved. Bruce Anderson asked to put a bin of some kind on the bulletin boards to hand out flyers that people can take home, the board advised we will look into doing this.

d. Swimming Lake is closed for the season.

e. Scott M. suggested that we use a recording device due to the members questioning the accuracy of the minutes from the prior meeting. It was proposed that the secretary be able to record this meeting on her phone for lack of a better recording option at this time and Cathy S. disagreed with recording on anyone's personal device so the meeting was not recorded. The board will look at purchasing a recording device to aid in the accuracy of meeting minutes.

8. Report of Directors:

a. **President-** The President wished to make aware to the community some issues which the board was faced with that were previously not discussed, in an ongoing effort to have better open communication & transparency.

“Whomever set up our People’s Security bank accounts did not do them as per our governing documents, and we have all been lied to & misled for years. We were all told, & never challenged it, that our accounts had two signatories in order to do banking, yet we were allowed to have & use debit cards (suggesting one signatory)”. When it came time to close those accounts, only one signatory was able to do so,

getting 3 bank certified checks for the remaining balances, with those checks being made directly to ESSA, & the funds being deposited into our 3 accounts (operating, reserve, & capital improvements) respectively.

Our ESSA accounts were set up properly by NEPA property management, who was taking over for Lighthouse / Robert Zito in January 2023. After approx. 5 days into our contract w/ NEPA, they ended our contractual agreement because we would not allow them to be a signatory on our accounts, and because what they requested further violated our governing documents. NEPA then threatened to take legal action against RHL & demanded immediate payment. At that time, we only had two signatories for RHL, & one of them resigned. We did not have access to our funds or the ability to conduct financial business on behalf of RHL until we held a meeting & got ESSA a copy of the minutes of that meeting showing which Board members were going to be added to our accounts. This took a few weeks. In the interim, the President offered to pay the over \$2k owed to NEPA out of his own personal bank account, to avoid pending litigation with NEPA, with the understanding that he be reimbursed as soon as RHL's finances were squared away.

Meanwhile a board member reached out to the recently resigned signatory / board member, asking they sign a check on behalf of RHL to pay them for monies owed. The President immediately struck down that suggestion, as that would be "check fraud", and for the amount in question, a felony. In the end we were able to access our funds in a timely fashion from ESSA, & pay our attorney the monies owed to NEPA, to be held in escrow.

The President continued, explaining how our lake director had resigned just a few weeks before trout season & the kids fishing tournament without passing on any information on the planning of the event / season (purchasing or ordering of refreshments, trophies, prizes, etc.) nor if there were any arrangements made with any hatcheries to stock the fishing lake. The entire board stepped up & made the event a success; stocking the lake using two vendors, ordering trophies, purchasing prizes, & getting refreshments for the tournament, and all showed up to help that day.

The President then addressed a Facebook post off his personal page in June, in which a screenshot was taken and sent to the RHL attorney, implying him of using the RHL credit card while on vacation. The President read the email and showed the screenshot to the residents. He then read a portion of an email sent back to the residents in early July from the RHL attorney, explaining that it was an ill attempt at humor, & that there were no improper purchases on the credit card, & that he had been censured by the Board. The President also produced the credit card statement for that time period when he was away, & there were no purchases made. The

President complimented the Vice President of her handling of the entire incident. The President then questioned why anyone would be in the parking lot following the special general membership meeting in August, discussing this issue with the screenshot of the Facebook post in hand, when the issue was addressed in late June / early July, and they were informed of such in an email from our attorney over a month prior. "You may think my character is defined by this Facebook post; I assure you it's not. However, your conduct after August's meeting says a hell of a lot about yours."

As the President continued, he was abruptly interrupted and shouted at from Stephanie Flyte. She abruptly left the clubhouse after threatening the President."

b. Vice President- addressed community regarding the Facebook account and how it is for the board to share information to the community. It is not to be used as a source of complaints among residents and any thread deemed out of control will have comments turned off. Also, comments containing false information or fabrication of information or misrepresentation of the majority of the community will be removed. Those who continue to post these things will be permanently removed from the group and not allowed re-entry.

c. Secretary- recorded the minutes that were deemed missing from Cathy S. from August 12th's meeting.

d. Treasurer- see section 5..

e. Roads- 7.a- Tony also mentions that the board is working on getting a stop sign at Steckel Rd. and Sherwood Dr.- we had hoped this would be completed prior to the start of school but the township said it may be another 3-4 months.

f. Bldgs. & Grounds- 7.b

g. Lakes - 7.d- Tony advised that in a prior meeting a member questioned if the Narcan, that we obtained to aid in a drug overdose situation, needed to be locked up somewhere and not left out. Tony played a recording from an employee at the Department of Health that advised it does not need to be kept locked but is to be temperature controlled which is why it remains inside the clubhouse medical kit.

h. Entertainment/Events-7.c- mentioned that we will hold a Halloween event and a Christmas event. Any other planned events will be posted as they are planned. Cathy S. advised that she will still hold the Halloween float parade at her house as she's done in the past and would use her own funds for the trophies. She will also still host the annual Light the Night event she hosted in previous years.

9. Open to Floor to Lot Owners who are in Good Standing.

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)

Mark Tretter: shared information obtaining to the Articles of incorporation and the association name being Robin Hood Lakes vs. Robin Hood Lake, role of the secretary at meetings and suggested that we name a park bench or something of that nature after Jimmy Garr. This will be considered in future agendas. Mark also questioned the procedures regarding the credit cards and why one was taken on a vacation with a board member, which was brought up during the president's report regarding transparency. Jamie advised that a standard operating procedure regarding credit cards will be discussed amongst the board asap.

Scott C.- disagrees with the grievances discussed during the president's report that are being brought upon the board. He stated that the concerned residents bringing up these grievances are wasting the community's money in legal fees. He believes the grievances are only to make trouble for the current board and do not support the majority of the community's beliefs. He believes that our money would be better spent on community amenities or events vs legal fees. Scott thanked the board for all that they do.

Scott Meckes- Concerned about speed bump height. Volunteered to assist where a civil engineer may be needed on certain projects

regarding speed bumps, roads, drainage, etc. He is a retired civil engineer and would be willing to help. Scott also asked if we could use an RHL owned lot for debris and leaf collection to decompose instead of in the woods between houses and to help keep culverts cleared of leaves and debris. The board will look into this in the future.

Cheryl B. asked that the plow company please keep up with salt/cinder on Queens Way specifically due to the new speed bump on Queens, she feels she will not be able to keep the steady speed she and others need to use in bad weather to get to the top of the hill. Tony advised Queens along with a few other areas are top priority with the plow company already.

Rich S.- presented the board with a book entitled "Pennsylvania Uniform Planned Community Act" Rish states the board has violated various rules in this book but failed to point out the specific ones in question. Rodger Halterman took possession of the book from Rich.

Chris- asked if we will be stocking the lake again for the fall. Tony replied that it is on the board's agenda for this month to discuss.

Jamie made a motion to adjourn.

Tony seconded the motion.

All in favor. Motion passed.

Adjourned Meeting at 1:30pm.

Minutes Submitted By: **Jamie Lemon**

Robin Hood Lakes Lot Owners Association, Inc.

General Membership Meeting Minutes December 9th, 2023

1. Pledge of Allegiance was performed.
2. Meeting was called to order at 10:13am.
3. Roll Call of Directors:

Anthony Lilli	President
Jamie Lemon (absent)	Vice President
Jamie Lemon (absent)	Treasurer
Rodger Halterman	Secretary
Joe Deriscavage	Director
Emily Burke	Director
Veronica Anderson	Director
	Director
	Alternate Director

4. Minutes of Previous Meeting:

- A. Tony read the Minutes from the General Membership Meeting of September 9th, 2023. Residents Rich Snider, Nina Snider, Zach Flyte and Stephanie Flyte were opposed to the minutes. No reason was presented at the meeting. The board voted to accept the minutes.

5. Treasurer's Report:

A. Tony read the treasurer's report which had been prepared by Jamie. Highlights included that our ESSA bank accounts had been hacked and fraudulent charges were made. Our funds have been secured and the money was refunded. The 2024 budget has been completed and will be posted on the website in the next few weeks. 2024 dues notices are set to be mailed out on December 18th. All payment plans must be arranged before the first installment is due on February 2nd.

6. Old Business:

A. Swales/culvert work on Sherwood Dr has been completed.

B. New electrical work in the clubhouse has been inspected and passed.

C. Bruce Anderson asked to put a bin of some kind on the bulletin boards to hand out flyers that people can take home, the board advised we will look into doing this.

D. Scott M. suggested that we use a recording device due to the members questioning the accuracy of the minutes from the prior meeting. The board will look at purchasing a recording device to aid in the accuracy of meeting minutes. On hold due to budget constraints.

E. Stop sign at Steckel Rd. and Sherwood Dr has been installed.

F. Mark Tretter suggested that we name a park bench or something of that nature after Jimmy Garr. This will be considered in future agendas, but for the time being is on hold due to budget constraints.

G. Scott Meckes asked if we could use an RHL owned lot for debris and leaf collection to decompose instead of in the woods between houses and to help keep culverts cleared of leaves and

debris. The board has compiled a list of properties which RHL owns and are discussing possible uses.

H. Fall trout stockings are being discontinued since trout season ends in early September. Stocking schedule will be revisited in the spring. There was no trout restocking this fall & instead we added to the lakes hay bales to assist in a natural form of treating them.

7. New Business:

A. Status of special election – Intent to run forms are due by December 23rd. Ballots will be mailed out on December 27th and are due back by January 19th. So far, no nominations have been received from anyone other than present board members.

B. Possibility of resurrecting the by-laws committee – it is the opinion of the board and our attorney that our bylaws should be revised, and the board proposed the creation of a bylaws committee that would include members of the community as well as board members. As an example of a proposed change, Rodger pointed out that it is a waste of time and money to hold an election where the number of candidates does not exceed the number of positions up for election.

C. Clubhouse upgrades - Joe read the proposed scope of work for the proposed clubhouse upgrades and invited comments.

8. Report of Directors

A. President- Cathy LaFuge has resigned from the board for personal reasons. The first round of paperwork has been filed with the magistrate to collect arrears. We are now waiting for a date to appear.

B. Vice President- No report.

C. Treasurer- See section 5.

D. Roads- Joe reviewed requirements for drainage complaints. We requested pictures or videos of the problem as it happens to be

sure we are addressing the right problem. A back-up snow removal contractor is now under contract.

E. Bldgs. & Grounds- We are pursuing a back-up contractor for grass cutting.

F. Lakes - Both lakes are closed for the season.

G. Entertainment/Events- Emily reviewed arrangements for breakfast with Santa. Breakfast will be held on December 17th from 9am to 11am. Sign up is required by December 13th.

9. Open to Floor to Lot Owners who are in Good Standing.

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)

A. H. Hal Touni announced that his father, Hal Sr. passed away earlier this week. Hal suggested that some kind of memorial would be appropriate since he was a long-term resident of Robin Hood Lakes and served on the board of directors. Hal also addressed allowing fishing all year as had been done in the past, and forwarded an email to the board with additional background. Regarding the clubhouse upgrades, Hal suggested removing the dropped ceiling altogether.

B. Rich Snider asked who had access to the security camera footage. Tony responded that it is only the board members.

C. Rich Snider questioned the need to have the clubhouse cleaned every month. He feels that cleaning should be done every three months. He then presented a motion for the members to vote on reducing the frequency to every three months. Tony stated that the board would consider his concerns at the next board meeting.

- D. Rich Snider stated that a board member had breached confidentiality by publicly revealing who had lodged formal complaints and asked what action would be taken against that member. Tony replied that Rich should fill out a complaint form and that the board would look into it.
- E. Sewell Peckham stated that rules against speeding are not working. He suggested sending a reminder to the membership about the rules and the consequences of ignoring them.
- F. Betsy Mullin asked why ice skating is not permitted on either lake. Tony responded that it is due to insurance concerns.
- G. Betsy asked if the extension of road located at Arrow lane north of Sherwood. She requested that a civil engineer be involved if the extension goes forward. There are no plans to extend the road at this time.
- H. Zack Flyte asked where the money for the clubhouse upgrades would come from. Rodger explained that it was in the budget for 2024 and would happen if we have adequate funds.

Tony made a motion to adjourn.

Veronica seconded the motion.

All in favor. Motion passed.

Adjourned Meeting at 11:15 am.

Minutes Submitted By: Rodger Halterman