

ANNUAL MEETING  
May 16, 2010

The Annual Meeting of the Nicholas County Development Corporation was held on Sunday, May 16, 2010, at Nicholas County Health Department Community Room, at 2 PM, with twenty eight stockholders present; and Joe Pavoni & Jason Henderach, representing GRW Engineers.

**CALL TO ORDER:** President Virginia Kingsolver called the meeting to order, welcomed those present, and introduced the officers present: Roger Baird, Treasurer, Stephen Morrison, Vice President, and Virginia Kingsolver, President, along with Nancye R. Lyons, Office Secretary. (Secretary Kevin Hill and 2<sup>nd</sup> VP Rodney Hatton were not present.)

President Kingsolver commended the work of the board members and their concern for the residents and reminded the group that if anyone was interested in running for election to the Board of Directors or wished to serve on any committee, they should make their wishes known.

Ballots – were called and counters volunteered to count the ballots, which contained the names of Roger Baird, Kevin Hill, Stephen Morrison and Brad Powell, and write-ins.

**REPORT OF THE TREASURER** – Mr. Baird gave the report in detail for the period ending 3/31/10, which had been previously mailed to all stockholders, stating that the report for the full period, (fiscal year ending 5/31/10) would be forthcoming by mail to the stockholders after the fiscal year ends. He reported that we were not going to operate in the black this year, mainly because of falling interest rates.

**ANNUAL MEETING MINUTES** – The minutes of the Annual Meeting 2009 approved by the Board at its May 09 meeting, were noted, with no additions or corrections.

**OLD BUSINESS**

**BEACH AND BOAT DOCK** – Mr. Sparks will again manage the beach and dock; sand has been purchased, and the porta-potties are in place.

**WATER PROJECT UPDATE** – everyone reported that the project surprisingly had been completed to the their satisfaction.

**GOLF COURSE** – The Hattons are again in charge of operating the golf course, with the rental fee being waived in consideration of maintenance of the grounds, and payment of real estate taxes. Mr. Biddle questioned this, and stated that he thought rent should be charged because they make money, and President Kingsolver responded we would study this.

**SEWER PROJECT UPDATE** – Mr. Denny Gallagher, Dr. W. R. Kingsolver, & Mr. Jim McCormack of Sanitation District No. 2, were present to report the present status of the Sewer project, with Joe Pavoni and Jason Henderach, Engineers, available to explain and answer any questions pertaining to the system.

Mr. Gallagher explained that we had received 1.5 million in funds, a portion of which had been used for engineering, which is almost 95% complete, and they felt that they had sufficient funds remaining to complete the treatment phase and part of collection (A, C & E), and that the project is further along than we have ever been on a sewer project since the creation of the Sanitation District No. 2.

The Engineers had a map and pictures available and explained the complete project. The pictures and maps showed the plant, and the area where the lines would be located. They stated that it was almost impossible to determine the cost to the lotowners, because there is no way to know how much grant money will be received and since a state budget had not been set. Mr. Gallagher stated that the state senators have assured us that we will receive money if there is any construction money in the state budget. It was reported (after a lot of questions and discussion), that the cost would possibly be \$3500 per hookup, plus \$500 per lot for each owner, that there would be a pump fee for any lot producing sewage, and the usage fee would be based on water usage. They explained that the system would be a low pressure sewer system, which would include a new tank with pump for each home, with tanks and pumps to be maintained by the district. The group was advised that it was a not for profit project, so whatever it cost to treat the affluent would be the actual cost. When more grant money becomes available, the whole project may be possible.

Some of the questions and discussions which followed were: Where the lines would be (across road from water line); lot assessments and homes built on more than one lot (to be determined by NCDC & Architectural Review Boards); depth of ditch (24 in); how long will the owners have to come up with their assessments (sufficient time); time without sewage services at hookup (very few hours); location of new tank (right next to old tank, but will look at homeowners reasonable request); easements (very few, because they would try to stay on utility easements or NCDC owned property); length of time of construction (1 yr-3 mo before anyone would be hooked up).

Water Quality Test Reports were discussed, and the question was asked “if the water is safe why do we need a new sewage system?”, to which Mr. Gallagher replied that we need a system mainly because the holding tanks are totally illegal and temporary, and the individual systems, for the most part, are not operating properly, and the state can come in at any time and close us off, as they have a right to cut water service off to our property. Dr. Kingsolver added that the lake was a desirable place now, and should be in the future, and we are trying to get grants to protect the water, and without any grants the cost to each lotowner, could be \$25,000-\$30,000.

Mr. Pavoni stated that they had crunched numbers several different ways, with the money we have, and with the money we hope to have, and spent quite a lot of time, but if we don't have the money we have to do what we can, and hope to get additional funds after the project is started.

**RESTRICTIONS AND BUILDING PERMITS (Architectural Review)** President Kingsolver again reminded the group that the Restrictions and Covenants must be adhered to, and a permit must be obtained if any type of construction of any kind is placed on the property (homes and docks). The ARB must review and approve any plans. She stated that there were vacancies on the ARB, and the NCDC board would appoint new members at their next annual meeting.

**BEAUTIFICATION COMMITTEE** – Mr. Brad Powell, speaking for Mrs. Janice McCarty, who was not present, thanked the group for their support, and wanted to clean an additional area which would cost \$70. Mr. Powell moved approval, with Barbara Biddle seconding the motion and all voted therefor.

**LAKE IN GENERAL – No Wake Lake** – complaints were made that it was the residents who were disobeying the rules. If these people are reported they can lose their privileges on the lake.

**WEB SITE** – Mr. Baird explained the website that he had designed to the group, and asked anyone to get in touch with Mrs. Mary Morrison, WEB Administrator, if they had anything to put on the website. Mrs. Kingsolver did remind the group if there was a public meeting of any kind it would appear in the newspaper.

**DIRECTORY UPDATE** – Mrs. Morrison reminded the group to contact her with any changes for the directory.

**ANIMAL CONTROL** – Mrs. Kingsolver warned the group that dogs in the area should be controlled and not create a nuisance. Complaints were heard about dogs running loose and biting walkers, and an instance of a lotowner breeding dogs as a business was reported, which is not permitted under the Restrictions and Covenants.

**ANIMAL SHELTER** – A representative of the new Animal Shelter was present. She stated that they had received a grant to build a new building on county owned property; however they have no power, but you can pick up the stray dogs and bring them to the shelter. Tammy Williams, Animal Control Officer, or the Sheriff can be called in problem cases. The number of the shelter is 473-3037.

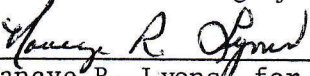
#### **NEW BUSINESS**

**SOCIAL EVENTS** – Fall Picnic – Sept. 12. (Mr. Biddle who cooks told the group that there could be no rain date because if the fish was thawed to cook it had to be cooked; and he suggested an alternate shelter in the event of rain.

**OTHER** – Ms. Morrison, Ms. Ferguson, and Ms. Sutherland are to form a committee to plan a water craft event for June 19.

**ELECTION RESULTS**- Roger Baird, Stephen Morrison and Brad Powell were elected to terms of 2 years each, beginning immediately.

**ADJOURNMENT** – There being no further business the meeting adjourned.

  
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Nancye R. Lyons for Kevin Hill, Secretary