

ANNUAL MEETING
May 15, 2022

The annual meeting of the stockholders of the Nicholas County Development Corporation was held on Sunday, May 15, 2022 in the Daniel Boon room of the Blue Licks Battlefield State Park Lodge with 21 stockholders and guests present.

The meeting was **called to order** by President Douglas Darbro at 2pm and a call for ballots to be turned in for counting by volunteers. A motion was made by Linda Klutka and was seconded by Mary Morrison to approve the two volunteers, Steve Morrison and Linda Gallagher, to count ballots for the three board positions of Doug Darbro (president), Roger Baird (treasurer), and Mike Klutka (secretary). All attendees were in favor.

The **minutes** from the last annual meeting that was held on May 19, 2019 were moved to be approved by Dane Garber and were seconded by Denny Gallagher. All were in favor.

There was a **minute of silence** for all stockholders who had past in the past year.

President, Doug Darbro, introduced the **Architectural Review** committee of Shane and Allison Bussell and Brian Lutz. We all thanked them for their time and efforts in this important position.

The **sewer board** was then introduced: Denny Gallagher, Shane Bussell, and Jim Biddle. Shane spoke about the audit requirements at a cost of \$5,000 per audit. The sewer board originally were told that they were only to do the audits every five years for the state but found that they need to prepare an audit for every year. Denny Gallagher made a plea for a volunteer to step forward to do this bookkeeping for the volunteer board. None of the current members of the sewer board have time for this work as they all have full time jobs. There was discussion about making the clerical part of the sewer board into a paid position in the future, which could lead to raising rates. Denny stated that the current sewer rates per household, on the average, are approximately ten dollars per month less than projected at the beginning of this project. The sewer board is currently operating in the black with an average surplus of \$7,000 per month. It was also stated that the system is now eight years old, and pumps are beginning to break-down. This, along with general maintenance and regular pumping of homeowner's tanks will quickly eat away at the balance. Doug Darbro highlighted the fact that the sewer board is a separate business entity from the Nicholas County Development Corporation board.

The **Financial Report** was given by Roger Baird, Treasurer. We ended the year with a positive balance from the beach. Our operating profits for the year were \$2,888.23. This was largely due to the voluntary HOA fees which amounted to \$5,190. Also, working with the insurance company has helped us to reduce our insurance expenses.

President, Doug Darbro, reported that the family of Sue Southerland will be keeping her home and will continue to enjoy Lake Carnico. He also introduced us to Lake Carnico

products such as T-shirts and glassware that are being made by our lake residents, Jennifer and Robin Coco. They will be generously donating \$3.00 from every sale to the Nicholas County Development Corporation. More information to come about ordering. They will be selling them on their Facebook site for now.

Mary Morrison will be organizing our **pontoon hook-up** for Memorial Day weekend. She will send out an e-mail about the date and time.

There will be a **beach clean-up day** on May 21 from 9am-11am. Please come when you can.

Doug addressed the green **algae** that forms on the water in May and talked with Tom Timmerman about it. The state will do some type of treatment for lake vegetation this month.

Residents discussed different **internet options** that are available now at the lake. Many have opted to use Verizon's 4G LTE home internet, and some have subscribed to Starlink (but state that there is a wait time and it is quite expensive). There are other options available to those who are looking.

Doug Darbro gave us the good news that after working with KAR for a few years on this topic, they have finally banned **bow fishing** at Lake Carnico, so we should no longer be seeing bright lights from boats at night that sometimes shine into our yards and houses.

During the **question-and-answer** session some of the topics of mowing, trash, & burning were brought up. (1) We no longer have someone to mow along the roads and grassy areas, such as the beach area. We still own the mower. (2) Keep an eye on county burn bans if you plan to have a fire. Last month, for instance, you could only burn from 6pm to 6am. (3) There are concerns that our coves are filling in with eroded soil and leaves. We will continue to work with the state to address these problems.

It was noted that the Deeds and restrictions states that the **Architectural Review Committee** needs to be elected by the stockholders. A vote was taken and the current committee of Shane Bussell, Alli Bussell, and Bryan Lutz were elected.

Election results of board members: Doug Darbro, Roger Baird, and Mike Klutka will remain on the board for another two years.

With no further business, the meeting adjourned at approximately 3:10pm.

William M. Klutka Secretary