

STOCKHOLDERS ANNUAL MEETING
MAY 21, 2023

The Annual Meeting of the Nicholas County Development Corporation Stockholders was held on May 21, 2023 in the Bluelicks State Park Daniel Boone Room at 2 P.M.

Mr. Douglas Darbro, President, called the meeting to order and welcomed all members and called for ballots to be turned in.

The reading of the Minutes of the Annual Meeting in 2022 was dispensed with because all stockholders were furnished a copy thereof. Tonia Darbro made a motion to approve said minutes. Robert Moreland seconded. All were in favor.

President Darbro asked for volunteers to count votes. Steve Morrison and Linda Klutka volunteered and left the room. President Darbro, then, introduced the current Board of Directors.

Mr. Darbro brought up the fact that the Architectural Review Board is in need of a minimum of three members, one of which can be a board member. He asked for volunteers. Dane Garber volunteered, as well as Eric and Ginger Moore.

A stockholder had an issue with one or more of the volunteers, so she volunteered. After some discussion, the issue was temporarily tabled so the Tom Timmerman could make his presentation in a timely manner.

Mr. Tom Timmerman, District Fisheries Biologist in our area, gave a report on the Creel Survey of 2022, which involved 2500 hours of fishing and talking with fisherman on the lake. Tom's report included the vegetation plan for 2023. See report for results. Mr. Timmerman also discussed the possibility of lowering the lake 5'-10' for habitat work (spawning beds and boxes). Many questions were brought up about lowering the level. Including:

Condition of the spillway/drain?

Ownership of the dam?

Who is responsible for the drain and dam?

How long has it been since it has been opened/maintained?

The issue of lowering the lake has been tabled for further investigation by the Board of Directors and Mr. Timmerman.

After Mr. Timmerman's report, President Darbro re-opened discussion of the Architectural Review Board. A vote was taken to choose three of the four who volunteered. The results were that Dane Garber, Ginger Moore, and Eric Moore would serve on the Architectural Review Board for one year.

Mr. Denny Gallagher presented the Sewer Board report. We are in desperate need of a volunteer to take care of the paperwork (billing, state audits, paying bills). There was a

discussion of making this a paid position, which will be discussed further by the Board of Directors. No one at the meeting volunteered. Mr. Gallagher also discussed his maintenance team, which has been working out well. If maintenance is needed, homeowners are asked to call the phone number on their sewer bill. The operation is still in the black.

Mr. Roger Baird, Treasurer, gave the treasurer's report. Our expenses exceeded income this year by \$3,558. This was largely due to a considerable reduction in the voluntary HOA fees. The beach and boat dock brought in \$9,688.46.

Mr. Darbro discussed some miscellaneous business, including:

Lakecarnico.net, which is administered by Heather Baldwin and Dane Garber, is a wealth of information, including sewer phone number, copy of Deed Restrictions and applications, history, etc.

Trees on corporate property that jeopardize any adjacent properties should be reported to Mike Klutka (419-203-9027 or MikeKlutka@outlook.com).

Beach – Currently working with the Spark family to run the operation. Accepting ideas as to what to do with the beach management.

The issue of selling a limited number of NCDC properties to generate income will be discussed at the next board meeting. It will be voted on by stockholders if a decision is made.

Question/Answer:

Pontoon hook-ups for holidays: Mary Morrison was volunteered to organize

Regatta: Denny Gallagher mentioned how much fun they used to be

Election results of board members: Dane Garber and Rodney Hatton will remain on the board for another two years.

With no further business, the meeting adjourned at approximately 4:20pm.

William M. Klutka Secretary