

Nicholas County Development Corporation  
May 18, 2025 Stockholders Annual Board meeting minutes

Location – Lakeshore Event Center (old Country Club building)

Attendance – Dane Garber, Roger Baird, Doug Darbro, Kevin Zachary, and approx. 20 stockholders/guests  
Tom Timmerman, Nathan Hayes (Fishery Biologists, KY Dept Fish & Wildlife)

02:03PM– President, Doug called the meeting to order

Doug called for all ballots to be turned in.  
Two checks were received in envelopes for the Land Owner Donation (aka Voluntary HOA)

The 2024 Annual Board meeting minutes and 2025 financial report (password protected) were made available on the website. Doug commended Dane Garber and Heather Baldwin for their work on the website.

MOTION by Eric Moore, 2<sup>nd</sup> by Shawna Walter: Approve the 2024 Annual board meeting minutes, motion carried.

Introductions: 2024-25 NCDC Board members, F&W guests, stockholders  
Doug announced new residents at lake (last names only): Wilson, Duncan, Fink, Graves, Lowe, Garrett

Linda Klutka and Linda Gallagher volunteered to count votes, they left the room.

Tom Timmerman spoke about samples of fish taken in the lake this year. The focus was on bass, saugeye, and sun fish. The bass seemed to be in good condition, saugeye was considered to be low in population, and sun fish undersized. It is believed that the excessive amount of vegetation in the lake may be the reason for low numbers. F&W Dept surveyed 50 sites. 94% had “coontail vegetation and 28% had algae growth. F&W will be changing its vegetation control method this year with a product that targets the coontail plant. They will also be releasing more grass carp into the lake (younger fish eat more coontail than older fish).

Tom also stated that removing animal carcasses from the lake was not handled by their department. Another topic of discussion was removal of silt from coves. This is expensive undertaking. There may be grants available for this type of work.

Finally, the geese problem! They cannot be captured and relocated as they will likely return to same location. Contact Nathan Gregory if interested in a controlled goose hunt.

Notes:

Saugeye is a member of perch family, cross of female walleye and a male sauger fish.

“coontail” is a submerged aquatic plant. It’s characterized by its dark olive-green color, rootless nature, and spiny leaves that resemble a racoon’s bushy tail.

Doug stated that Vickie Crouch will be renewing her lease at the beach. She is planning new activities this year. He also stated that Roy Fryman will be renewing his lease of the golf course as well.

Denny Gallagher stated the Nicholas County Sanitation District #2 (NCSD#2) is in its 13<sup>th</sup> year of operation. Jim Biddle and Dane Garber are also on the board. Tommy Crawford and Darrell Faulconer have been providing maintenance, Martin Sanitation has been pumping the septic tanks. Heather Baldwin has been assisting with financial reporting. Discussion took place on parts replacements and possible future sewer bill increase. The first pump replacement is free, additional pump replacements will be approx. \$1,400. Floats average \$240 and control panels are expensive.

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Roger Baird summarized the Annual Financial report. We have total of \$178,749.22, with \$10,000 in a standard checking account and the remainder in a higher-interest yielding “sweep” account. More details on expenses and revenue can be found in the financial document. Laurie Thomas recommended an audit committee be formed. Roger stated that \$100,000+ and property from Section E had been given to the NCSD#2 years ago. The beach lease has provided a good source of revenue and will be better this year. Another discussion about terminology – Land Owner Donation is the current name of the Voluntary HOA as we don’t have an HOA. There was an unpleasant discussion between a shareholder and the treasurer regarding the financial report and missing reports from 2020 through 2024.

Kevin Zachary provided a short report on the Bylaws and Deed restriction updates – there haven’t been any this year. He will appoint a committee to review the recommended changes and submit them at a later board meeting.

Architectural Review Board consists of Dane Garber, Eric Moore, and Ginger Moore  
There were applications for a new home addition, a basement to be placed under an existing home, three boat docks, and one patio enclosure.

MOTION by Doug Darbro, 2<sup>nd</sup> by Jim Biddle: Approve the incumbent members of ARB, motion carried.

Doug stated there was a property exchange between Gary Ogle (Lakeshore Event Center) and NCDC. This exchange consisted of property where Gary’s new storage building is located and the narrow strip of land in front of the Lake Carnico Golf Course building.

Doug also stated that Dwayne Green donated a lot on Astor Court to the NCDC. It is not a lake front lot. The sewer fees have already been paid for the lot. It will likely be sold at a later date.

There was some discussion about boat dock permit as mentioned in Section B.2 of Deed Restrictions. Mike Klutka stated every new person should pay an association fee or a dock fee? Discussion started about how to handle lot owners who didn’t wish to pay the fee. Kevin Zachary suggested a committee be formed to discuss this matter further.

Open Session:

Ann Long inquired about the removal of a dead tree on NCDC property that could potentially damage her property. Doug stated that NCDC will look into this further.

Linda Gallagher said that Greg and Connie Wills should receive recognition for their efforts to clean up Hickory Ridge Road and both Lake Shore drives. Jim Biddle said they picked up approx. 85 bags of trash!

Election Results:

Rodney Hatton and Dane Garber were re-elected. Other write-in votes for David Sparks, Mike Klutka, and Linda Klutka were received.

MOTION by Wendy Birdwell, 2<sup>nd</sup> by Doug Darbro: Adjourn meeting, passed, and adjourned at 4:01pm

Minutes taken by Kevin Zachary, Secretary NCDC