

**Lake Raynagua Maintenance Committee**  
**Meeting February 6, 2017**

Those Attending: Larry Lutz, Jim Duff, Diane Alaman, Pat Greer, Morrel Walker, Bobbie Davis, Kathy Foster, Elaine Sayer, John Norgard, Dan Thompson, Bobbie Lambert, Vicki Thompson, Tyler Flowers, Greg Gontarsky, Joanie & Jeff Darby, Doug Campbell, John Hollingsworth, Jeremy Pickens and Tommy Springer.

Jim Duff opened the meeting at 6:30 PM and welcomed everyone who is attending tonight. He then gave an overview of what we discussed at the January 23<sup>rd</sup> meeting.

- 
- Lakeland 55 contacted Geo Com in 2015 asking them do assess the condition of the dam.
- 
- Jim Duff passed around photos of the dam as it stands today,
- 
- Scott McCormick of Beach Community Bank and Tony Hauk of WCM were in attendance. They advised they would get together and determine the amount of funds they will provide for the repair.
- 
- Eric Fincher, who's family originally put in the lake and dam, gave us a bid for \$39,984 for repairs to the spillway/dam. Eric Fincher will be tearing down the cattle barn in Robertsdale, and his bid includes using 1200 tons of concrete riprap from this property for repair. He will take down the trees that are undermining the spillway and included in his bid is restoration of the dam once the addition of the rip rap is complete.
- 

Tonight's Discussion:

- 
- It has been found out that the sale of the property Beach Community Bank holds has not yet been sold. Jim Duff asked that they come up with \$20,000 for repairs, and Scott McCormick came back saying they will be willing to put up \$14,000. We, along with our Attorney Michael Hoyt, feel this is too good to pass up. This leaves us with \$26,000 to divide between the other communities on the Lake.
- 
- We have been advised via second party that ADEM and the Corps of Engineers has advised they will wait until after the work is done to give us a permit. Geo Com is working with them. Lakeland 55 has hired Geo Com to oversee all the work that Eric Fincher will be doing and will look out for our interest. Work is to begin the first week of March. The Contractor will obtain a million dollar Bond/Liability insurance before beginning his work.

- 
- Attorney Michael Hoyt is preparing a Hold Harmless Agreement for Lakeland 55, but is also setting up an escrow account for all the funds. Therefore, send your share of the cost to Michael Hoyt. The contractor would like 1/3 of the funds down, 1/3 in the middle of the project, and the remaining \$1/3 at the end of the project.
- 
- It has been determined that even though there is wording in all residents' deeds in areas surrounding the Lake as to the participation in the reference to the Lake Raynagua Maintenance Association, it has not been formed and as of this date any assistance provided by any HOA is considered voluntary pending future legal action.

• Association President Comments:

- Diane Alaman, President of Lakeland 55's Board commented that we are fortunate to be able to have a beautiful Lake by putting in only \$70 per resident. She reminded that our property values could go up 20%. Over the past few years, EPA has been looking at our Lake in a harsh manner. She contacted Dr. Waters from Auburn University last year for his opinion. He suggested Geo Com come in who advised we need to shore up the dam. And when 40 or so more homes coming into their community, this will be a marvelous lake to have and enjoy. They want to be good neighbors, and in that venue have offered use of their boat ramp to all.
- 
- Larry Lutz commented that Lakeland 55 has been saving money for this project and has enough for the Lakeland 55 share without increasing dues or having a special assessment to their homeowners.
- 
- Tommy Springer, President of Lakeland 59's Board commented that we are dealing with the same group that has been untruthful to us in the past. He cautions us to beware of Beach Community Bank, who has now pledged \$14,000 for the Lake repair, The Lakeland 59 Board voted to put in our share of \$12,000 and not a penny more. He went on to say Lakeland 59 has put out a lot of funds for Boat Ramp repair without assessing the community. We would also like this committee to ask Beach Community Bank for 70% of the cost since they own 70% of the dam.

Discussion:

- 
- It was asked if our Attorney has determined just who is responsible for the dam repairs. Answer: We have been advised to accept what we can get as the legal fees would be costly. Michal Hoyt cannot be our attorney should we get into dealings with Mickey Skipper, but has given us the name of another attorney who could help us.
- 
- If we do not repair the dam and it breaks, who is responsible? Answer: The EPA would come in and place a lien on each household in all communities for a fine and also to repair the dam. This waterway feeds into Dog River and into Weeks Bay. If EPA finds even a bit of debris they will come in.
- 
- We will advise Eric Fincher to begin his work and are hoping all monies come in by March 1<sup>st</sup>.
- 
- We will ask Michael Hoyt, Attorney at Law, to contact Beach Community Bank to make sure their money is on the way.

The meeting closed at 7:45 PM