

Grand View Lake Company

2024 Annual Meeting

Call To Order

The meeting was held at the Grandview Lake Clubhouse and was called to order by President Bill Miller at 10:02 AM on May 18, 2024. A quorum was reached with 407 shareholder votes.

The following board members were in attendance: Bill Miller (president), Steve McClure, Chuck LeCraw, Raymond Papp (secretary), Susan Zimmerman (treasurer). Special Guest: Pickens County commissioner chairman Kris Stancil.

Approval of Minutes

Minutes of the 2023 GVLC Annual Meeting, which have been posted on the website since the May 20, 2023 annual meeting, were accepted unanimously without a detailed reading.

Treasurer's Report

As of the date of the meeting there is \$160,000 in an interest-bearing CD which, when it comes due in January 2025, will yield approximately \$9,800 in interest. There is approximately \$22,000 in the checking account, not including dues received for 2024. The GVLC books are audited monthly by a local CPA.

President's Report

There are 10 piezometers (which monitor water levels below the dam) scattered across the dam that are monitored by a contracted engineering company who report quarterly to Georgia Safe Dams along with bi-annual inspections of the dam. As part of the agreement to repair the dam, GVLC obtained a permit from the State of Georgia to withdraw 330,000 gallons/day from the lake. This allotment was then sold to Pickens County in exchange for their guaranteeing the funds necessary to repair the dam.

Pickens County Commissioner Chairman **Kris Stancil** continued President Miller's discussion of the dam.

The repair of the dam took place after his election; when the cost to withdraw and treat the 330,000 gallon allotment was determined to be approximately \$10 million to construct a water treatment facility, the county decided to sell the 330,000 gallon allotment of raw, untreated water to the City of Jasper to cover the costs of the outstanding loan. The city was also able to pick up an additional 500,000 gallons from Cherokee county, so there is plenty of water for the City's current needs. Because the treatment plant was not built, there is nothing unsightly on the lake and the pristine view has been preserved.

A 150' natural buffer is also in effect for new construction since the lake is now a water source for the City of Jasper. Older homes which already exist within the 150' setback are grandfathered. A new planning and development director has been hired by the county to enforce that setback ordinances. The county is currently pursuing a low-density growth model with 1.5 acre rural residential zoning. The desire is to

keep the natural beauty of Grandview despite the pressure from developers to re-zone large parcels into smaller buildable lots. The county is trying to regulate growth by maintaining 1.5-acre buildable lots.

Grandview road was also re-paved last year and work is continuing on smaller side streets. Several abandoned roads are being addressed and currently a formal process exists to deem a road abandoned. In the past, the process was not as straight-forward, and abandonments are being addressed on a case-by-case basis.

Plans are being discussed with the City of Jasper to provide water to the Grandview area. The pipes are already in place (having been installed a few years ago) and the city has sufficient capacity to serve the residents of the area. The decision to provide water is a City of Jasper decision and not a county one.

If residents want public water from the city, they are encouraged to petition the city via a unified letter. If this occurs, buildable lots could be reduced to 1-acre minimum but right now the county is enforcing its 1.5 acre rural residential zoning.

Any new construction requires a 150' setback from the lake for a septic system. The department of environmental health enforces the septic setbacks and will work with homeowners of grandfathered properties if the 150' setback is unenforceable. The GVLC board will abide by the county's decision and wishes to have the 150' natural buffer enforced. The state environmental health department also makes decisions on septic systems. New septic permits also face more stringent requirements than in the past. A back-up drain field is required in case the primary (original) one fails. Thus, the need for a 1.5 acre lot.

Committee Reports:

The **rules committee** was not active this year and has nothing to report.

A neighborhood watch program is being resurrected and volunteers are needed to participate. A directory of members living on and near the lake is proposed. This directory would be available to all shareholders behind a protected firewall on the company's website.

The GVLC official website is **GrandViewLake.co** and is maintained by volunteers. If you would like to see additional features or would like to help with it, please contact Raymond Papp or any board member.

The **dock committee** noted there are several docks in disrepair. The board will reach out to owners of these docks to affect repairs and/or removal. Improvements or repairs to existing docks require approval from the board since the GVLC is tasked with preserving our pristine view.

The **water levels committee** tasked with studying water levels in the lake see the need for formal policies and procedures to be developed to deal with periods of prolonged drought. The current agreement with the county stipulates the amount of water that can be withdrawn from the lake.

If there is insufficient flow over the dam, the county cannot withdraw more water than permitted by the State. 1" of water rise in the lake results in 1 million gallons/day of water over the dam. The city of Jasper has a water meter on the outlet pipe in the spillway to determine the minimum flow through the dam. The city maintains this pipe to keep the water flowing at the desired minimum. The city of Jasper cannot take more than the allotment when the dam does not produce the 330,000 gallons/day minimum that is stipulated in the contract.

Pickens County also owns a considerable amount of the land above the lake to protect the Grandview Lake watershed. The city, county and GVLC are still working on a process to determine under what conditions GVLC is to close the spillway valve to prevent the lake levels from dropping too low during prolonged periods of drought.

Lake and Wildlife Committee Report

Rick Odden (Lake and Wildlife committee chair) reported that there were record donations last year to the fish fund which allowed more than 2,000 crappie to be introduced into the lake. The blue gill are also currently in their beds. More grass carp are planned since many of them have been in the lake quite a while and more are needed to control the algae.

There are also a lot of hogs in the vicinity of the lake and they are causing damage. They are an invasive species and may be shot without special permission to control the populations. Armadillos are also here in growing numbers but they do have a benefit—they eat yellow jacket nests and keep them in control.

There is a Facebook page maintained by Clint Miller called the "*The Nature of Grandview*" which captures local flora and fauna. There is a trail cam which captures many nocturnal activities. There are currently no limits on fish caught in the lake.

There are two species of poisonous snakes in the Grandview area—timber rattlesnakes and copperheads. Both are docile and may swim on top of the water although neither prefer water. There are no poisonous water snakes in the lake.

There are a few otters in the lake as well as a few beavers. The beavers are a nuisance and 3 people have permission to shoot any beavers deemed a nuisance to the lake.

Further contributions to the fish fund are welcomed and should be marked "fish fund" on your check.

Steve Speer was introduced to everyone as the caretaker and maintenance person at the lake. He is also tasked with patrolling the lake. Everyone is asked to assist with this as Grandview Lake is private and non-shareholders should not be using the lake.

Fun Committee Report

The fun committee is looking for volunteers to help plan the July 4th festivities this year. The boat parade, BBQ and fireworks will be held on THURSDAY, July 4th at the clubhouse. Donations are being accepted for fireworks. Please contact Chuck LeCraw if you wish to contribute to the fireworks. See the website (<http://GrandViewLake.Co>) or the Facebook page for detailed information.

New Business

Shareholders are encouraged to check their deeds if they live on the lake. Some GVLC rules are based on language in the deeds and properties (specifically on Upper Grandview) have deed restrictions that are automatically renewed. For example, some deeds state that permission of GVLC or affected neighbors are required to build. It was also noted that some deeds may contain [currently] unconstitutional or inappropriate language which singles out certain groups of people.

The current board is in the second year of a 2-year term therefore no elections are needed this year. Current GVLC board members are: Bill Miller (President), Chuck LeCraw (Vice President), Raymond Papp (Secretary and Webmaster), Susan Zimmerman (Treasurer) and Steve McClure (Member At-Large).

For the Good of the Order:

The Spring Social is tonight from 5-9pm at the clubhouse, rain or shine. Please bring a dish to share. BBQ supplied by GVLC. A reminder that all are invited the first Friday of each month from 6-8pm at the clubhouse. Bring a dish to share and come and meet your neighbors on and around the lake.

Motion to Adjourn:

The meeting was adjourned at 11:16 AM.

Minutes respectfully submitted by Raymond Papp, secretary.