

February 2, 2025

LAKE BURTON CIVIC ASSOCIATION & LAKE BURTON CIVIC ASSOCIATION FOUNDATION, INC.

Board of Directors Quarterly Meeting

The Board of Directors of the Lake Burton Civic Association (“LBCA” or “Association”) and Lake Burton Civic Association Foundation, Inc. (“Foundation”) conducted a joint Board Meeting on February 2nd at 2:00 p.m. This meeting was held at the Persimmon Valley Fire Station.

Association/Foundation Executive Board of Director Attendees: Dan Marlow, Robin Gunn Parker, Tracy Barry, Paula Jones, Elizabeth Gill

Association Board of Director Attendees: Yolanda Adrean, Becky Callahan, Linda Dixon, Jef Fincher, Andrew Harris, Matt Mitcham, Lee Penland, Laura Seberg, Andrea Sorgeloos

Association Board of Directors Attending via Zoom: Cathy Craven, Lisa Fletcher, Bill Fryer, Elizabeth Koets, Jan Saperstein, Diane White

Absent: Nancy Berger, Chip Groome, Bobby Lanier, Mike Maffett, Janis Stapleton

Welcome Comments and Updates – Dan Marlow

Dan called the meeting to order at 2 EST and welcomed everyone. Full agenda today with a priority to approve the 2025 budgets for Association and Foundation.

Committee Reports:

Water Quality – Yolanda Adrean

- **Cleanup Day scheduled for May 9**, partnered with Georgia Power. Volunteer signup sheet passed around. We have a stable group of volunteers but are excited to add new volunteers. Yolanda is also looking for a co-chair if anyone is interested. New resource from Ga Power to assist. It starts at 8:30 and will end around 12:30. Save the date will go out.
- **Savannah Riverkeeper presentation** by Lawrie Jordan, highlighting:
 - The importance of **Lake Burton as the headwaters of the Savannah River**
 - **Adopt-a-Stream Initiative** training citizen scientists for certified EPA testing
 - Introduction of a **mobile GIS-based water quality monitoring system**
 - Efforts to monitor **shoreline erosion, sedimentation, and invasive species**
 - Proposal for a **local water testing lab at Tallulah Falls School**
 - **Drone research initiatives** conducted by UGA students

Fuller Center for Housing – Tracey Ronemus

- **Transition from Habitat for Humanity to Fuller Center for Housing**, citing reduced bureaucracy and fundraising control.
- Introduction of the **Greater Blessing Program**, emphasizing **home repairs** rather than new builds to assist more families.
- **Touch-A-Truck Event scheduled for August 16** in partnership with the City of Clayton.

Treasurer’s Report & Financial Review – Tracy Barry

2024 LBCA Actuals & Budget:

- Revenues and expenses aligned with the 2024 budget.
- Noted: membership dues include funds collected for 2025 dues.
- Event expenditures (annual dinner, concerts) matched projections.
- Savings achieved in water safety expenses.
- Association and foundation accounts remain stable, with surplus funds allocated for interest-earning investments.

2024 LBCA balance sheet:

- Fidelity funds (“Due from LBCAF”) earning interest. Plans to reallocate funds between accounts for tax purposes and optimize interest earnings.

2024 LBCAF Actuals & Budget:

- Budget performance on target.
- Scholarship fund allocations adjusted for the 2024 – 2025 cycle.

2024 LBCAF Balance Sheet:

- Significant cash holdings, including \$550K in Fidelity with \$217K needing to be redistributed to the Association.
- Additional cash being redistributed to Fidelity to maximize earned interest.
- \$35K in NGCF for scholarships.

2025 LBCA Budget:

- Minor increases in admin, taxes, insurance, and event-related cost.
- Proposal to hire students for concert setup and breakdown assistance.

Motion made by Matt Mitcham to approve the 2025 LCBA Budget

Robin Gunn Parker seconded.

Motion passed.

2025 LBCAF Budget:

- Remains consistent with 2024. Adjustments include:
 - Excluding the biannual Tour of Homes.
 - Exploring cost improvements for Lake Burton Park.

Motion made by Elizabeth Gill to approve the 2025 LCBAF Budget

Lee Penland seconded.

Motion passed.

More details can be found in *LBCA Period Reporting 2024 Full Year, LBCA Statement of Financial Position, LBCAF Period Reporting 2024 Full Year, LBCAF Statement of Financial Position, LBCA Budget – 2025, LBCAF Budget - 2025* which are appended and incorporated by reference.

Member Events – Andrea Sorgeloos & Lisa Fletcher

- **Annual Dinner:** Scheduled for **July 12**, with efforts underway to recruit chairpersons for 6 different categories; transportation, décor (already have), food, beverage, dock, registration.
- **Children's Event:** Proposal to hold it on **July 6 or July 13**, seeking input via membership survey. Also looking for a co-chair to run the children's event.
- **New Member Bar-b-q:** Exploring the possibility of an event for those new to Lake Burton, something simply and low cost to introduce new residents to LBCA.
- **Fall Social Gathering:** Consideration of a **casual networking event at La Prade's Pavilion**, exploring options such as food trucks and BYOB arrangements.

More details can be found in *2025 Calendar of Events* which is appended and incorporated by reference.

Local Government Liaison – Matt Mitcham

- HB 581, which **caps property tax increases at inflation levels**, was **approved statewide** but allows local governments to opt out.
- The **Rabun County Board of Education intends to opt out**, citing financial concerns about future funding for schools.
- Discussion on whether LBCA should engage in advocacy or attend upcoming **public meetings on February 11 & 18**.

Membership & Directory Updates – Dan Marlow

- Membership growth discussed, noting strong **auto-renewal adoption (65%)** in 2024, reducing administrative burden.
- Directory updates nearly finished, with expected **printing in February and mailing in March**.

More details can be found in *2025 Membership Numbers* which is appended and incorporated by reference.

Billy Goat Island Project Update – Dan Marlow

- The contractor's bid significantly exceeded expectations, necessitating a step back to reassess the project's scope and costs.
- Plans include conducting a survey of the island and hiring an engineering firm to provide accurate estimations based on environmental variables such as the lake bottom's changes.
- The board may need to allocate funds to cover preliminary costs for surveys and engineering studies.
- A donor has pledged \$250,000 towards the Billy Goat Island project.
- Discussion included the possibility of utilizing LBCA reserves jointly with fundraising efforts for the project.
- Any spending from LBCA reserves must be approved through a future board vote.
- The Billy Goat Island project will be managed under the foundation's umbrella (501C3 designation) for tax-deductible contributions.
- Further discussions will explore the foundation's financial role in the project.

Pavilion Committee – Dan Marlow

- Formation of a **dedicated Pavilion Planning Committee** under the LBCA Foundation umbrella.
- Consideration of **Fred's Shed as a potential site for the pavilion** to leverage existing LBCA investments.

Survey Plans & Volunteer Requests – Dan Marlow

- The **February Membership Survey** will collect input on:
 - HB 581 advocacy stance
 - Interest in **pickleball tournament fundraising**
 - Preferred date for **Children's Event**
 - Pavilion feasibility and **Billy Goat Island project**
 - Expansion of social events and member engagement opportunities
- Request for volunteers – need to fill Communications, Event Support.
 - Master plan of needs being created.

Golf Tournament – Laura Seberg

- The new date confirmed as **August 12**, moving away from a Friday to accommodate Waterfall Club policy changes.

More details can be found in *Golf Committee Report – LBCA Board Mtg 2.2.25* which is appended and incorporated by reference.

New Business – Elizabeth Gill

Wildfire Risk & Insurance Concerns

- **Chubb Insurance is implementing stricter requirements** for homes in the Lake Burton area due to wildfire risks.
- Homeowners being required to install **standpipes** within 1,500 feet of homes, costing between **\$5,000–\$12,000**.
- Concerns raised about the **fireboat's inadequacy**, per insurance evaluations.
- Proposal to **investigate controlled burns and mitigation strategies** through DNR.
- Efforts to **map existing standpipes using GIS** to assist homeowners with insurance compliance.

The meeting was adjourned at 4:05.

Respectfully submitted,

Nancy Berger, Secretary

Attachments:

LBCA Period Reporting 2024 Full Year
LBCA Statement of Financial Position
LBCAF Period Reporting 2024 Full Year
LBCAF Statement of Financial Position
LBCA Budget – 2025
LBCAF Budget – 2025
2025 Calendar of Events
2025 Membership Numbers
Golf Committee Report – LBCA Board Mtg 2.2.25

Lake Burton Civic Association Actual vs Budget

01/01/2024 - 12/31/2024

	<u>Actual</u>	<u>Budget</u>	<u>Pct of Budget</u>
Revenue			
*Membership Dues	259,050.00	175,000.00	148.03%
Expense			
Member Administrative Services			
Communications	5,479.00	11,840.00	46.28%
Office	2,146.38	0.00	
Accounting Fees	4,940.25	4,500.00	109.78%
Administrator Pay	35,000.04	35,000.00	100.00%
Banking and Transaction Fees	8,826.73	4,000.00	220.67%
Taxes and Insurance	2,052.89	1,250.00	164.23%
Business Meals	0.00	1,000.00	0.00%
Website	6,368.36	7,000.00	90.98%
Member Mailings	912.44	0.00	
Storage Fees	727.22	1,000.00	72.72%
Other	(75.48)	0.00	
Total	<u>66,377.83</u>	<u>65,590.00</u>	<u>101.20%</u>
Operating Income	<u>192,672.17</u>	<u>109,410.00</u>	<u>176.10%</u>
Activities			
Annual Dinner			
Revenue	4,980.00	5,000.00	99.60%
**Expense	<u>27,719.80</u>	<u>27,000.00</u>	<u>102.67%</u>
	(22,739.80)	(22,000.00)	103.36%
Directory and Decals			
Revenue	1,680.00	1,500.00	112.00%
Expense	<u>15,493.26</u>	<u>19,000.00</u>	<u>81.54%</u>
	(13,813.26)	(17,500.00)	78.93%
Boathouse Signs			
Revenue	2,040.00	1,600.00	127.50%
Expense	<u>1,725.00</u>	<u>1,600.00</u>	<u>107.81%</u>
	315.00	0.00	
Other Program Expenses			

Water Quality	437.06	0.00	
Concerts	16,380.10	15,500.00	105.68%
Water Safety	4,496.19	13,500.00	33.31%
Other Events	388.15	0.00	
Boat Parade	500.00	1,000.00	50.00%
Ski Patriots	0.00	500.00	0.00%
Total	<u>22,201.50</u>	<u>30,500.00</u>	<u>72.79%</u>

Other Income

Interest Income	<u>12,647.92</u>	<u>0.00</u>	
Net Income	<u>146,880.53</u>	<u>39,410.00</u>	<u>372.70%</u>

*Includes 2025 Membership Dues of \$123,520

** Includes 2023 Expense of \$1,744

Lake Burton Civic Association, Inc
Statement of Financial Position
As of December 31, 2024

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
102 Checking - RCB 980	190,530.39
105 Creditcard Checking - RCB	1,000.00
108 Stripe	1,933.45
Total Bank Accounts	\$ 193,463.84
Other Current Assets	
112 Due from LBCAF	217,536.18
Total Other Current Assets	\$ 217,536.18
Total Current Assets	\$ 411,000.02
Fixed Assets	
253 Fixed Assets	0.00
Total Fixed Assets	\$ 0.00
TOTAL ASSETS	\$ 411,000.02
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Total Accounts Payable	\$ 0.00
Other Current Liabilities	
416 Due to LBCAF	2,537.06
Total Liabilities	\$ 2,537.06
Equity	
580 Board Restricted Funds	35,000.00
590 General Reserve	226,582.43
Net Revenue	146,880.53
Total Equity	\$ 408,462.96
TOTAL LIABILITIES AND EQUITY	\$ 411,000.02

Lake Burton Civic Association Foundation Actual vs Budget

01/01/2024 - 12/31/2024

	<u>Actual</u>	<u>Budget</u>	<u>Pct of Budget</u>
Fund Raising Activities			
Golf Tournament			
Revenue	71,192	72,500	98.20%
Expense	15,257	17,500	87.18%
	55,935	55,000	101.70%
Tour of Homes			
Revenue	82,060	71,800	114.29%
Expense	5,764	5,000	115.28%
	76,296	66,800	114.22%
Scholarship Program			
*Donations	131,318	150,000	87.55%
Scholarship Grants	154,000	150,000	102.67%
	(22,682)	0	
Other Donations			
General Fund Donations	25,300	10,000	253.00%
Sustaining Member	26,300	26,000	101.15%
	51,600	36,000	143.33%
Net Fund Raising Activities	161,150	157,800	102.12%
Nonprofit Grants	99,700	100,000	99.70%
Fire Departments	19,500	30,000	65.00%
	(119,200)	(130,000)	91.69%
Other Income			
Merchandise Sales	4,255	4,000	106.38%
Burton Park Donations	100	0	
Interest Income	4,436	0	
Burton Bash - Returned Check	2,020	0	
Dividend Income - NGCF	14,310	0	
Interest Income - Foundation	10,184	7,000	145.49%
Interest Income - Scholarships	5,417	9,000	60.19%

	<u>40,722</u>	<u>20,000</u>	<u>203.61%</u>
Other Expenses			
Bank and Merchant Fees	4,354	3,000	145.13%
Taxes & Licenses	0	150	
Administrative Fees	9,159.81		
Accounting Expenses	4,331	3,400	127.38%
Lake Burton Park	11,309	0	
Merchandise Expense	71	0	
Big Red Fire Truck	1,560	2,600	60.00%
Water Quality	0	0	
	<u>(30,785)</u>	<u>(9,150)</u>	<u>336.45%</u>
Net Income (Loss)	<u>51,887</u>	<u>38,650</u>	<u>134.25%</u>

* Scholarship Program collects donations on a different schedule.

Lake Burton Civic Association Foundation Inc
Statement of Financial Position
As of December 31, 2024

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
102 Rabun County Bank 3998	206,581.87
103 Foundation Square Account	0.00
104 RCB Scholarship Acct	118,209.37
105 Fidelity Brokerage Account	550,309.21
106 Stripe	4,128.40
Foundation	35,436.90
QuickBooks Checking Account	-9.95
Total Bank Accounts	\$ 914,655.80
Other Current Assets	
109 Due from LBCA	2,537.06
114 Other Current Assets	500.00
Total Other Current Assets	\$ 3,037.06
Total Current Assets	\$ 917,692.86
TOTAL ASSETS	\$ 917,692.86
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
415 Accounts Payable	0.00
Total Accounts Payable	\$ 0.00
Other Current Liabilities	
444 Due to Schlör Fund	45,180.00
445 Due to LBCA	217,536.18
Total Other Current Liabilities	\$ 262,716.18
Total Current Liabilities	\$ 262,716.18
Total Liabilities	\$ 262,716.18
Equity	
579 Restricted	-16,488.95
Total 579 Restricted	-\$ 16,488.95
590 Beginning Equity	619,578.59

Net Revenue		51,887.04
Total Equity	\$	<u>654,976.68</u>
TOTAL LIABILITIES AND EQUITY	\$	<u>917,692.86</u>

Lake Burton Civic Association Budget

01/01/2025 - 12/31/2025

	<u>2025 Budget</u>
Revenue	
*Membership Dues	190,000.00
Expense	
Member Administrative Services	
Communications	15,500.00
Accounting Fees	5,000.00
Administrator Pay	36,000.00
Banking and Transaction Fees	8,000.00
Taxes and Insurance	2,000.00
Business Meals	1,000.00
Website	7,000.00
Storage Fees	1,000.00
Total	<u>75,500.00</u>
Operating Income	<u>114,500.00</u>
Activities	
Annual Dinner	
Revenue	5,000.00
Expense	<u>30,000.00</u>
	(25,000.00)
Directory and Decals	
Revenue	1,500.00
Expense	<u>19,000.00</u>
	(17,500.00)
Boathouse Signs	
Revenue	1,600.00
Expense	<u>1,600.00</u>
	0.00
Water Quality	
Lake Cleanup	750.00
Water Testing & Training	800.00
Professional Services	<u>10,000.00</u>
	(11,550.00)
Other Program Expenses	
Other Events	
Water Safety	7,000.00
Concerts	17,000.00
Boat Parade	1,000.00
Fall Event	5,000.00
Ski Patriots	500.00
Total	<u>(30,500.00)</u>
Other Income	
Interest Income	<u>8,000.00</u>
Net Income	<u>37,950.00</u>

*2025 Membership Dues: 9/1/24 - 8/31/2025

Lake Burton Civic Association Foundation Budget

01/01/2025 - 12/31/2025

	<u>2025 Budget</u>
Fund Raising Activities	
Golf Tournament	
Revenue	72,500
Expense	17,500
	<u>55,000</u>
Scholarship Program	
Donations	150,000
Scholarship Grants	150,000
Expenses	5,000
	<u>(5,000)</u>
Other Donations	
Other	14,000
Sustaining Member	26,000
	<u>40,000</u>
Net Fund Raising Activities	90,000
 Nonprofit Grants	100,000
Fire Departments	30,000
	<u>(130,000)</u>
 Other Income	
Merchandise Sales	1,000
Interest Income	
Dividend Income - Foundation	10,000
Dividend Income - Scholarships	5,000
	<u>16,000</u>
 Other Expenses	
Bank Fees	3,000
Bank and Merchant Fees	1,500
Taxes & Licenses	150
Accounting Expenses	4,000
Lake Burton Park	12,500
Big Red Fire Truck	2,600
	<u>(23,750)</u>
 Net Income (Loss)	<u>(47,750)</u>

Calendar of Events

*Event dates or times may change with short notice.
Information for all events may be found on the LBCA website.*

May 9	Cleanup the Lake Workday
May 24	Summer Vibes Concert
May 25	Annual Wooden Boat Parade and Show
May 31	LBCA Water Safety Day
Jun 14	Summer Vibes Concert
Jul 5	Lake Burton Fun Run**
Jul 5	Fourth of July Fireworks**
Jul 6	Lake Burton Ski Patriots Salute to America
Jul 12	Annual Membership Meeting & Dinner*, Camp High Harbour
Aug 2	Summer Vibes Concert
Aug 12	LBCA Golf Tournament*, Waterfall
Aug 31	Summer Vibes Concert

** Events with an asterisk require registration or tickets. Further information will be emailed out later to LBCA members.*

***Not an LBCA sponsored event*

LBCA Memberships

Year	*Paying Memberships
2021	1,001
2022	1,030
2023	1,071
2024	1,051
2025	1,010

* End of year Membership Numbers

** Additional Memberships ~ 240

*** Total people represented ~ 2,400

February 2025 LBCA Board Meeting

Golf Tournament Report

1. Excellent Appreciation Ad in Clayton Tribune.
2. Results from Survey
3. The tournament date moved to Tuesday - August 12th.

2024 Golf Tournament Survey

Category	Avg Score Rating 1 - 5
Overall Score	4.53
Rotate Courses (alternative to Waterfall)	2.60
Play on Tuesday	3.47
As a golfer the competitive sport in me wants to win. But by letting everyone having unlimited mulligans it takes the competitiveness out of it. Just my opinion	
Laura did an incredible job on the entire tournament. We had a great time and already looking forward to next year!	
Start as early as possible - and limit amount of mulligans a person can purchase	
Waterfall is a magnificent course!	

Next Steps:

- Launch planning / committee given six months from mid-February
- Creative Theme needed
- Announce Date and open registration
- Strategy for potential low registration with Tuesday date. Example: 1st month LBCA only, 2nd month open to Waterfall members, maybe general public if needed.