

## Apr 6, 2016 LGA Monthly Meeting Minutes (Approved)

The meeting began at 9:30 AM. The Vice President, Mazine Lowe, called the meeting to order and led the assembled in the Pledge of Allegiance to the Flag. She then called for a moment of silence. In attendance were Bill Lindenmuth, Clarence Drumgoole, Jeff Dowhan, Wally Sayko, Al Potter, Tony Moran, Don Carson, Executive Director Moira Underwood, John Cataldo, and Jack Saunders. The thirteen persons in the audience introduced themselves. Christina Wells was also in attendance from the Chamber.

Mazine introduced Tony Moran to explain the Marketing and Membership Initiative that works with the real Estate companies to get new buyers and renters to as members of the LGA. The leading producers last year were the Kerrs (Doug and Marcia) of Remax, second was the day's Guest Speaker Barney Watson the local Remax franchise owner, and third was Chris Thompson of Waterfront Properties. Tony introduced Barney Watson who gave an update regarding the Real Estate scene for the Lake Gaston area.

Barney provided a PowerPoint presentation which summarized recent trends for sales of waterfront lots and homes, off-water lots and homes and the most popular value ranges of homes which are selling on the Lake. He indicated that the trends were in keeping with the overall projected Economic Growth for the Country now even with the very low mortgage rates. He indicated that buyers are about evenly split between retired families and people buying second homes.

He recommended that those considering selling should have key inspections performed prior to listing the property. The inspections recommended are the general inspection of the home and property, septic system and to check for radon levels. Sellers need to understand that if the home inspection indicates issues, buyers will want corrective action taken prior to agreeing to a price. Many "almost sold" deals collapse over differences as to whom will correct inspection deficiencies. He also explained that there are local services available to do Radon inspections and corrective actions.

There were several questions regarding the prevalence of purchases for teardown and replace versus refurb and remodel.

Mazine thanked the speaker and the audience gave him a round of applause.

Mazine commented on an upcoming Lakeside Learning Event which will bring students from the Davie Middle School to Lake Gaston for a day of curriculum-linked events centered around experiencing the lake including its importance to the environment, looking at water quality, water safety and water recreation including fishing and boating. The first Lakeside Learning Day this year is being held April 19 from 9 am until 2 pm at Edwards Beach. Jeff mentioned the importance of getting volunteers to help proctor tests at all local schools in May so that tests can be administered efficiently.

Jack Saunders reported on the recent sponsorship of discounts on smoke and carbon monoxide detectors at Ace Elams and Ace Lawrenceville. He also reminded folks of the planned Community Shred on April 30 from 9:30 AM to 12:30 PM.

The meeting was adjourned just before 11 AM.

Reported by the temporary Secretary, Jack D. Saunders, Director Northampton County (1 of 2)