

CHAPTER SIXTEEN -- Section 16.11

BUILDINGS, ROADS AND GROUNDS COMMITTEE CHARTER

Approved:	June, 1981
Amended:	Sept. 24, 1987
Amended:	Sept. 21, 1989
Amended:	Mar. 13, 1991
Amended:	Aug. 25, 1994
Amended:	July 17, 1997
Amended:	Dec. 18, 1997
Amended:	Jan. 25, 2000
Amended:	June 20, 2002
Amended:	March 23, 2006
Amended:	March 27, 2008

I. PURPOSE

The Buildings, Roads and Grounds Committee shall be an Advisory Committee of the LMOA Board of Directors. Its primary purpose shall be to advise the Board in matters relating to the planning, construction, reconstruction, maintenance and appearance of existing and proposed buildings, roads and grounds comprising LMOA common property except for the playing areas of the golf course, playground equipment, lake water quality, and lake and pond water impoundment structures.

II. MEMBERSHIP AND STRUCTURE

- A. The Buildings, Roads and Grounds Committee shall be comprised of no less than five nor more than nine members appointed in accordance with PM 16.0, Committees.
- B. The Committee shall annually elect from its members a liaison person for communication with the Planning, Lake Preservation and Storm Water Management Committees.
- C. The General Manager and/or his/her designee shall serve as management liaison to the Committee.
- D. A member of the Beautification Corps shall serve as liaison to the Committee and coordinate its work, including landscaping plans, memorials/honorariums/gifts of plants, gardens or other items, and make its recommendations through the Buildings, Roads and Grounds Committee.

III. DUTIES AND RESPONSIBILITIES

The Buildings, Roads and Grounds Committee shall:

- A. Advise and assist the Board in carrying out its responsibilities regarding all matters pertaining to the buildings, roads and grounds of LMOA.
- B. Assess by periodic inspection all LMOA buildings, roads and grounds for maintenance and appearance and beautification requirements, both interior and exterior, including furnishings, interior design and landscaping and make recommendations for corrective action.
- C. Inform the General Manager or his/her designee of deficiencies in conditions or operations relating to buildings, roads and grounds; work with management to resolve these deficiencies.
- D. Review and comment on plans for changes in, the use of, or the construction or

reconstruction of any LMOA building, road or property as submitted by the General Manager.

- E. Conduct studies and projects related to LMOA buildings, roads and grounds that may be requested by the Board. Upon completion submit a report together with recommendations to the Board.
- F. Provide to the Finance and Planning Committees, as appropriate, estimated operating and capital expenditure requirements to adequately provide for the planning, construction, reconstruction, maintenance and appearance of existing and proposed buildings, roads and grounds except for those areas identified in I. Purpose (above).
- G. Assume other duties and responsibilities as may be assigned from time to time by the Board of Directors.
- H. The Committee shall consult with LMOA standing committees as necessary to carry out these responsibilities.

All actions of, and conduct by, the Buildings, Roads and Grounds Committee shall be in strict compliance with PM 16.0, Committees, unless specifically prescribed otherwise by adoption of this Charter by the LMOA Board of Directors.

Cross Reference: PM 16.00 Committees