

Meeting called to Order: 9:31am

Officers Present: Bob Leavitt, Shannon Turk, Amanda Wood, Lauren Hart, Joe Kozlowski Sam Terranova, Dakota Schneider

Officers Absent: None

Introduction of new members: Amanda, Ryan Ward's girlfriend moved into his house - Welcome Amanda!

Present and Adopt agenda: Lou Arne motioned to accept agenda, Joe Kozlowski seconded.

Read and approve minutes from 10/15/2022 annual meeting: Matt Loar motioned to accept minutes, Bill Brooks seconded.

Election of Officers: Bill Brooks

President: Amanda Wood nominates Bob Leavitt, Barb Terranova seconded, Bob accepts

Vice President: Bob Leavitt nominates Shannon Turk, Lou Arne seconded, Amanda accepts

Treasurer: Lauren Hart nominates Amanda Wood, Barb Bradley seconded, Amanda accepts

Secretary: Amanda Wood nominates Lauren Hart, Bob Leavitt seconded, Lauren accepts

Beach Commissioner: Lou Arne nominates Joe Kozlowski, Barb seconded, Joe accepts

Park Commissioner: Joe Kozlowski nominates Sam Terranova, Lou Arne seconded, Sam accepts

Road Commissioner: Bob Leavitt accepts Dakota Schneider, Joe Kozlowski seconded, Dakota accepts.

Public comments:

Barb Bradley has been looking into changing the by-laws and found out a couple of things:

- 1) Special Assessments: only to be used for emergencies and expenses qualified by the board
  - a) She mentioned the weed abatement and how it wouldn't be considered an emergency, but can be a different assessment - however the concrete work for the park could be considered a special assessment
  - b) Lou asked about the \$15 assessment, he thought that since it is on all deeds it needs 100% approval of homeowners
  - c) Barb Bradley said she looked into getting a quorum
    - i) She stated that you can send a registered letter to every homeowner and they have 60 days to reply, if no response is received it's automatically a "yes" vote.
    - ii) She also had a question regarding the percentage of votes that are needed for a quorum. She thought it was 90 homeowners, Bob LEavitt feels like that number is too high, and in order to obtain a quorum it should be a super majority.

- 2) Barb Bradley also suggested doing a special assessment (she said she called around to local marina's and the lowest pier slip she could find was \$1100). She made the suggestion that the pier renters pay the additional amount for the weed abatement.
  - a) Randy gave his opinion that the whole neighborhood should take on the financial responsibility.
  - b) Dawn L. shares the same opinion as Randy
  - c) Alyssa Herron mentioned how bad the weeds still are this year
    - i) Joe and Sam explained that there are other factors that come into play with the weed abatement in regards to when it can be done.
  - d) Barb also suggested that the lot assessment should be raised to meet the special assessment budget
    - i) A 20% increase on the lot could be voted on at the meeting, but it would take a while to get where the assessment needs to be.
- 3) Bard Bradley suggested that when the by-laws are updated, the board should make a list of changes that they are proposing to be made to make it easier to read (instead of the red-lined by-laws)
  - a) Bob Leavitt encouraged anyone who has suggestions to changes they would like to propose for the neighborhood by-laws to please let the board know.
- 4) Alyssa Heron asked if anyone is having issues with mail delivery/ mail not being delivered
  - a) Several neighbors reported having issues
  - b) Suggested contacting the Post office with delivery concerns.
- 5) Doug Study asked about the golf course in regards to all the rogue golf balls and asked if anyone has reached out to the golf course
  - a) Dakota said he did call them - they told him that if any damage is done to contact the course and they can try to figure out who caused the damage.
  - b) Mentioned that the course has been notified in the past, but nothing came of it.
- 6) Shannon Turk brought up the issue of people parking alongside the outhouse on the grass - she mentioned how much money is paid to maintain the landscaping at the park/ park grass
  - a) Tim Roberts suggested putting a couple of metal poles to block that area - or just turning into a designated parking spot
- 7) Barb Bradley asked if there is anything in the by-laws about trucks/cars being parked for an extended period of time, or in the Lake County ordinance against it:
  - a) Randy indicated that as long as the vehicle has a current registration, there isn't anything else the Sheriff's office can do
    - i) Will add changing the by-laws to address this issue.

## PRESIDENT'S REPORT

- 1) Bob thanked the current serving board and that he looks forward to working with them again
- 2) Bob also addressed the beach lights, there was a complaint filled to the county regarding the lights. He made everyone aware that the lights have been addressed and they are now within code.

## OTHER REPORTS

- 1) Joe Kozlowski made everyone aware that the estimate to redo the basketball court is \$10,000.00
  - a) He called several companies, but only one came out to do an estimate (Shoreline). He did not get a quote to re-do the ramp, but the company said that with all the water that runs through the ramp, it will need to be repaired or replaced also. Dakota mentioned that he spoke to Jim Jorgenson, and Jim mentioned the county may be able to help with some of the cement cost since that was their pour.
    - i) Discussed options of what can be done to the ramp so it doesn't have to keep being repaired.
    - ii) Barb Bradley asked if the company suggested asphalt as an option - Joe said they did not.
    - iii) Sam suggested having Shoreline out to give a quote for the top of the ramp.
    - iv) Barb stated that she really feels like the concrete needs to be replaced and asked if we have enough reserves to pay for it. Amanda made her aware that we have over \$75,000.00 between the checking and savings account.
      - (1) Amanda suggested rather than adding to the "Special Assessments" , to just use the money we've been collecting for special assessments to fix the concrete.
      - (2) Bard mentioned contacting companies sooner than later to get the work scheduled so we don't have to wait.
      - (3) Amanda checked the by-laws: the concrete work is part of the special assessment in the by-laws (any upkeep for the improvement of the subdivision)
    - v) Barb motioned that we use the reserve funds upfront and then re-coup the cost in the special assessments, and to spread out the assessment over 2 years, so we can get it on the agenda for next year.
      - (1) Amanda seconds to spend the reserve funds
      - (2) Nina suggested waiting until we know what Lake County DOT is going to reimburse before we add a special assessment - Everyone agrees.
- 2) Joe mentioned that there was a change to the boat slip agreement that allows new pier assignments. He made everyone aware that he is only doing this to make more room

available. On the 2024 pier slip agreement it will state that the board is able to reassign slips.

- a) Alyssa asked if there will be options for spots if asked to move?
- b) Joe explained that he is only wanting to be able to reassign spots to maximize the space we have available
- c) Lou, Barb and Nina all stated they agree that Joe should have the right to assign pier slips

#### TREASURER'S REPORT

- 1) CHECKING BALANCE: \$55,316.16 SAVINGS BALANCE: \$20,469.06
- 2) Reviewed Budget
  - a) The association had an increase in income
  - b) Budget is no longer a negative
- 3) Made neighborhood aware Altridge donated a laptop to the board
- 4) Amanda thanked Barb for her work on the Lein letters
- 5) Amanda thanked Matt, Dawn and Amy for looking over the budget.
- 6) Bob motioned to accept the budget - Lou accepts, Nina seconded.

#### SOCIAL COMMITTEE

- 1) Dawn L. would like to see some events planned for adults in the neighborhood.
- 2) Bob mentioned the new signs Joe had made to announce neighborhood events
- 3) Nina suggested making the neighborhood garage sale an annual event so people can plan for it.
  - a) Barb suggested doing the garage sales at the same time as the golf course neighborhood, and also suggested additional signage for the main road.
  - b) Lou suggested doing it the same time each year (ie: The second weekend of September)
- 4) Barb volunteered to help with the Welcome committee
  - a) Grace Loar can assist

Nina thanked the serving board for their work in the neighborhood

Lou Arne motioned to adjourn.

Randy Reuter seconded

Meeting Adjourned 10:49am