

Petite Lake Highwoods Association

Annual meeting minutes for September 29, 2018

1. **Meeting called to order:** 10:20 am.
2. **Officers Present:**
Amanda Wood, Nina Whittaker, Shannon Turk, Bob Leavitt, Joe Kozlowski, Sam Terranova, Mary Sena
3. **Officers Absent:** None
4. **Introduction of new members:**
Sue Payne, Justin & Lauren Hart.
5. **Present & adopt agenda:**
Ed Oilschlager made a motion to accept the agenda. Nina Whittaker seconded. A vote was taken, all ayes.
6. **Read and approve minutes from the September 23, 2017 annual meeting:**
Rachel Johnson noticed that there was an error in the Treasurer's report from the 09/23/17 minutes and that the \$30 per lot should actually be \$15. Bob Leavitt will make the correction. Toni Woodmaster made a motion to accept minutes as amended. Cathy Brooks seconded. A vote was taken, all ayes.
7. **Election of officers:**
Rick Wood volunteered to preside at the election of new officers.
 - A. **President:** Sam Terranova nominated **Bob Leavitt**, who accepted. Cathy Brooks seconded, all ayes.
 - B. **Vice president:** Bob Leavitt nominated **Shannon Turk**, who accepted. Amanda Wood seconded, all ayes.
 - C. **Treasurer:** Shannon Turk nominated **Amanda Wood**, who accepted. Rachel Johnson seconded. Barb Terranova nominated Rachel Johnson, who declined. All ayes for Amanda.
 - D. **Secretary:** Nina Whittaker nominated **Sam Terranova**, who declined. New neighbor Lauren Hart asked about the job details. Bob Leavitt nominated **Lauren Hart**, who accepted. Cathy Brooks seconded, all ayes.
 - E. **Beach Commissioner:** Barb Terranova nominated **Joe Kozlowski**, who accepted. Sam Terranova seconded, all ayes.
 - F. **Park Commissioner:** Joe Kozlowski nominated **Sam Terranova**, who accepted. Ed Oilschlager seconded. All ayes.
 - G. **Road Commissioner:** Nina Whittaker nominated **Mary Sena**, who accepted. Toni Woodmaster seconded, all ayes.
8. **Public comment:**
Toni Woodmaster—thanked Amanda Wood for taking over as president mid-year, and congratulated the PLH Board for doing such a good job, especially since 5 of the 7 members were new to the Board!
Joe Kozlowski—wanted to remind everyone that the board members are neighbors who volunteer for the good of the community and deserve thanks for a job well done. All in attendance agreed with their applause.
Barb Bradley—would like to see the pier fees increase from \$175 to \$200 in order to offset costs, especially at the beach and piers. Barb Bradley proposed and Lou Aerne seconded that the budget be amended to reflect this. A vote was taken with all ayes.
9. **President's report:**
Amanda extended her thanks to the Board—a lot was accomplished this year!
10. **Other reports:**
Joe—reported that he took the class, passed the exam, and received his license to apply

weed abatement chemicals in our channel. He proposed that we do the abatement ourselves this year and use pellets, which is a more targeted approach so that we can save some shoreline weeds for fishing. Thank you Joe!

Joe—reported that the pier re-configuration project we had done last year has had structural problems, to the point that part of it collapsed and 2 residents fell in the water. After several attempts to contact the contractor, Electric Harbor, it was decided to see if another contractor can advise us. Shoreline Marine Contractors took a look and gave us a quote of \$4200 to make all proper repairs. In addition, they quoted to repair and level 6 other piers that are also in need. The cost for those is \$450 each, which would be \$2700, making the total \$6900 for all of the work. This price is based on the fact that they have their equipment already set up for another job in the area. If we wait until next year, the price will go up \$2000. Although this is a lot of money, we will be saving thousands of dollars by doing the channel weed abatement ourselves this year, which would mostly offset this project. Lou Aerne proposed and Nina Whittaker seconded that \$7000 be budgeted for these repairs. A vote was taken with all ayes.

Nina Whittaker—Would like to commend Joe on all his work and effort!

11. Treasurers report, audit report and budget:

The Petite Lake Highwoods fiscal year runs from September 1st to August 31st, which is why the Annual Meeting is typically held in September.

Rachel Johnson, Barb Terranova and Corey Edson audited the books on September 28th, 2018.

This year's assessments for the typical one house on one lot will be \$15 for the lot, \$101.23 for annual assessment and \$83.77 for channel weed abatement, which totals \$200.00 (plus \$15 for each additional lot), which is basically the same as last year's assessment.

Per Public Comment above, the pier fees will now be \$200 per year.

Per Joe's report above, \$7000 will be added to the budget for pier repairs(most of this will be covered by the \$83.77 per household weed abatement fund, while the rest will be used from the general fund savings account).

12. Acceptance of proposed budget:

Ed Oilschlager moved to accept the budget with the above mentioned amendments.

Rachel Johnson seconded. All ayes, budget is accepted.

13. New business:

A. **Repair and re-work piers as discussed above:** Joe will contact Shoreline to get the project started ASAP.

B. **Updated procedures for renting boat slips:** Joe has re-worked the application form and procedures in an attempt to avoid any miscommunications.

C. **Goose deterrent:** The chemical we used this spring seemed to work, so we will be ordering more from our neighbor, Chris Lehe, from Aspen Valley.

D. **Oktoberfest:** We hope to plan a chili cook-off, or other fun autumn event!

14. Old business:

A. **Neighborhood Watch:** A reminder to all residents to be vigilant and call the proper authorities in the event of problems.

B. **Remember to check out the PLH Facebook page and PLH website**

C. **Maintain welcome committee:** The welcome committee will be headed by Nina Whittaker and Toni Woodmaster.

D. **Update signatures with new board members:** All required members will have their signatures updated on our bank accounts.

15. Adjournment:

Meeting adjourned at 11:20 a.m.

Submitted by Bob Leavitt, Secretary