
Many Waters HomeOwners Association

Meeting Agenda

Location: Pam Madigan Home: N4502 Allan Road

Date: 07 October 2025

Time: 6:30pm

Agenda:

- I. Joe calls meeting to order @6:47
- II. Approval of Minutes (23 April 2025 Board Meeting)
 - a) Roland moves to approve, Mark second- passes
- III. Financial Review- Budget update
 - a) Final budget from last year – evened out, park was low / launch high but offset mainly, over \$250 for the year from budget
 - b) 2025/2026- savings did not change from annual meeting, just added interest
 - c) CDs change is interest only
 - d) Expecting mowing and porta-potty bills to come in
 - a. Porta potty from same company performing pump for construction on Allan Rd
 - e) Expenses since annual meeting- sign for Baumgartner park
 - f) Planned large Expenditures for 2026
 - a. Replacement of pad at boat launch- still monitoring
 - b. Tree trimming/removal
 - c. Concrete at park/basketball hoop
- IV. Old Business
 - a. Dues/Member updates- no change from annual meeting
 1. 93 pd members this year
 2. Renewals to go out first week of January
 - b. Committee Updates

- i. Park- Melissa
 - 1) Some trees that need trimming or removal- one by the swing set may need to be removed as makes a mess and in the way
 - 2) Talk to local tree guy to see about quote for removal over summer, will drop and cut in 8 ft lengths and grind stumps
 - 3) Did not receive any other interest in landscaping bid, at this point late in season so may need to wait
 - 4) Sign added to upper park
 - 5) Roland has block/brick that could donate to horseshoe pits if this is still on the RADAR for park committee

- ii. Boat Launch- Ron
 - 1) Concrete pad as discussed
 - 2) Tree trimming potential
 - 3) Potential effect from bridge project on sand filling in- keep an eye on this in neighborhood and voice concerns to the DOT
 - a. Contact the PM on the project from the website
 - b. Express concern often and early in case there are issues
 - 4) Spring cleanup went well last year, will be performing again next year
 - 5) Looking to pull dock second week November

- iii. Architectural Review- Chad
 - 1) Another structure started up the hill, waiting to get within guidelines – accessory building vs detached garage allowances
 - 2) Will need to revise document guidance to formalize the guide
 - 3) Ed drafted survey on how strict we are on guidelines/clarifications since we are much larger to be sent out to the members
 - 4) Question on how we communicate to new owners what has been approved by ARC and limitations- see below on announcements

- iv. As we get bigger may need to increase budget and retain lawyer for official notices for violations
 - 1) Protections of board members and Many Waters HOA in general
 - a. General consultation on the covenants and what we can enforce/would they represent us/are there any red flags
 - b. Mark is moving to complete a consultation with Miller and Miller, Joe seconds-motion carries
 - 2) Discussion on empty lots that have not been mowed and how we can fine or ask them to pay if we contract out- not sure of legality on either approach
 - 3) May need to add to covenants officially in order to charge

- c. Announcements: Member List, Website, Facebook, Newsletter

- i. Discussion of Google drive for saving of approvals of ARC changes, minutes etc
- ii. Comments on spreadsheet of what is on each lot
- iii. Newsletter-
 1. Survey
 2. Dues reminder
 3. Boat launch removal
 4. Hayride

V. New Business

- a. Hayride- 25th October @ noon area for meeting TBD (possibly upper park)
 - i. Will post to FB
- b. Set Spring Meeting date (Board Meeting)- April 15th @6:30
- c. Mowing Bid Solicitation (to have for Spring Meeting vote)- plan to send in March to have for April meeting

VI. Anetsa moves to adjourn, Mark Seconds- passes- adjourned 7:58