
Many Waters HomeOwners Association

Meeting Minutes

Location: Pam Madigan Home: N4502 Allan Road

Date: 15 April 2026

Time: 6:30pm

Agenda:

- I. Joe calls meeting to order @6:39

- II. Approval of Minutes (07 October 2025 Board Meeting)- Updated header from agenda to minutes Ed moves to approve mark second- minutes approved

- III. Financial Review- Budget update
 - a. Several unpaid members:
 - Jeff and Ophelia Hinton- vacant lot
 - Heather and Emmanuel Krejchek- Joe to talk to them
 - Allen and Vasso Haugen- Mark to talk to them
 - Mike Limmex-
 - Frank Anderson- Chad to talk to them
 - David and Lindsey Stewart- built new house
 - Ray Williams- joe to talk to him
 - Dan Harkins Associate member- talked to him about running check down
 - b. Were up to 90 and lost 3 members
 - Sue and Greg brown
 - Dennis Harkins
 - Joyce and William Rader
 - c. CDs renewed - % not as high, renewed for 16 months
 - d. Overall still on track for budget mostly
 - Need to look at website costs for next year, based on current required spend- had intro rate for first year maintenance but now went up slightly

- e. Check again on ZELL/VENMO for “business” to try to make it easier for payments from members

IV. Old Business

a. Dues/Member updates- see above for pending dues

b. Committee Updates

- Park- new deck box for Bball an pickleball equipment, solar lights to upper park by Baumgartner sign, will be prepping porta potties, missing bungie cord on garbage can lids, looking for landscapers for all 3 park signs
 - After this year Melissa will be stepping down
 - will run picnic
 - budgeted for Bball hoop update, but need to get this completed as it is not usable for serious people- hoping to keep the pole and replace the higher pieces/backboard- potential safety hazard- may need more than budgeted amount depending on where we are after annual meeting
 - Have marked some trees/shrubs that need trimming or removal
- Boat Launch- cleanup days posted- April 26th
 - Clear out rocks so we can spray for weeds (natural)
 - Dock- need to wait for water to go down (weather permitting)
 - Potential impact of bridge build- TBD, need to speak to DNR now when we are seeing changes, could affect boat launch- advocate that members provide concerns- potential petition? Letter/email writing program-DOT/DNR
 - Chad to provide email contacts/template to send out
 - Unsure on the status of the boat launch permanent pad this year- may want to address before an issue in middle of season- unable to assess due to water level
 - Potentially bid out prior to annual meeting
- Architectural Review-
 - Approved accessory building/detached garage- moved slightly off property line
 - Retroactively up to date on all structures, several that needed post-approvals
 - One more request to approve detached building, meets detached garage for square-footage, dimensions slightly differ to allow for boat (more length but narrower)
 - New/Existing member reference doc: Executive summary to provide updated guidelines
 - Provides clarifications for ARC requirements/conventions detached garage vs shed vs other- all under the same requirements
 - Enforcement- working on process: template letter, followups, then come to board followed by attorney

c. Announcements: Member List, Website, Facebook, Newsletter- Newsletter planned for end of May- will note needs for committee and board members. Let Ed now of other needs to include

V. New Business

a. “Official” Facebook page

- Do we need one the is maintained by the board- right now we have a single admin and moderators for a neighborhood page, but only 1 moderator from the board and no board control for admins
 - Create a new one linked to the MWHHA gmail- Pam moves to start new “official” FB page, Mark second, motion passes
 - Tie to website and contact information to the board
- b. AIR BNB allowance in neighborhood
- Have had recent buyers interested in AirBNB
 - Intent on covenants is single family residence, AirBNB did not exist at time of the covenants (1994)
 - If we want to officially update covenants to restrict, it need to be a higher % - 67% of member are meeting or proxy voting per the covenants for amendments
 - Would want to get ahead of this, as could not retroactively apply if a sale occurred/started putting on AirBNB
 - If we want to move forward, will need to determine how much it will take to amend the covenants and present to the members
 - Long-term rental vs weekends – minimum 30 days?
 - Could have discussion at annual meeting, provide guidelines
 - Plan to bring forward at annual meeting to determine association feelings on AirBNB
 - Chad talking to attorney on what it would cost to amend covenants- would need to provide notice
 - Board plans to bring for motion at annual meeting to amend covenants to restrict AirBNB or similar rental within the MWHHA
 - If we are updating covenants, then we would then include additional amendments that have bee approved but not recorded in the covenants (garage/accessory building, adding to board member #, associate members as voting members)- at this time discussed that it is not needed to include those at this time as would complicate- the AirBNB is the main topic of contention
 - Depending on the cost provided- Association to pay for the fee to rerecord- not asking for special assessment- TBD on cost
 - Mark moved to approve, Chad second- motion passes
- c. Annual Meeting- June 27th
- Pam/Mark and Anetsa unable to attend:
 - Ed to cover financial pieces for Pam
 - Chad to cover secretary for Anetsa
 - Pam and Mark stepping down from board for 2027- need new coverage
 - Pam stepping down as Treasurer so will need to address at annual meeting who will take this over

- Busiest time is Jan-April when trying to get dues paid- documents all set up
- 2027 fee suggestions- \$175 for inflation (\$14/month)- operating costs going up YOY, want to retain savings for unknowns
 - Chad moves to \$175, Ed seconds- motion passes
- d. Mowing Bids
 - One bid received- Hayes lawn-care
 - Lower Park \$85 mowing and trimming per/Boat \$40 mowing and trimming per
 - As needed: assumes cut when no taller than 6 in at park, 7 in at boat
 - Ed moves to approve, joe second- motion passes- Chad abstains
 - Upper park- maintained by Joe Horkan by volunteer basis

VI. Mark moved to adjourn, Anetsa seconds - Meeting adjourned at 8:51