

Many Waters Homeowners Association

Annual Meeting June 28th, 2025

11:00 picnic with meeting to follow

Minutes

Joe call meeting to order at 12:03- thank you to Mark and Pam for hosting in Garage, thank you to the park committee and other volunteers for getting everything together

I. Approval of minutes (June 22, 2024)

1. Ed moved to approve, Chad seconds- motion passes

II. Welcome New Members and Introductions

III. Financial Report

1. Discussion of proposed budget
 - a. 93 paid members – all required members paid
 - i. Dues letters via email unless otherwise agreed with board
 - b. Picnic expenses increased by board due to inflation
 - c. Mosquito spraying moved into general maintenance bucket (vs park/launch)
 - i. Main Allan park and launch sprayed, could add upper Baumgartner Park if members request
 - ii. 2026 budget projection includes upper park
 - d. Large Expenditures 2025- Gravel for launch
2. Approval of budget
 - a. Pat H moved to approve, Jina second- motion passes

IV. Standing Agenda Items

1. Park Committee (Melissa)
 - a. Upcoming dates
 - b. Reminder on garbage cans, porta-potty- be respectful/reasonable with garbage cans etc
 - i. Should not have large metal pieces in garbage
 - ii. Should not have plastic bags or anything else in porta-potties
 - iii. We own these and hard to find people to pump/remove garbage
 - c. Update on Landscaping projects and signs
 - i. Boat launch and Allan Park sign landscaping, received 2 bid for new weed matt and new stone, would like concrete edging
 - ii. If anyone is doing concrete edging let Melissa know so can explore options
 - iii. If anyone knows landscapers that may be interested contact Melissa**
 - iv. Upper park sign- more rustic, met with sign artists from Baraboo – should be done mid-July
 1. Also looked at current park/launch signs from 90s. could restore but better off starting from scratch- will obtain bids for future update
 2. Will need volunteers to install the sign at upper park
 - v. Roland knows someone that can provide stainless steel signs etc
 - d. Basketball hoop replacement

- e. New deck box may be needed, possibly use the existing for pickle-ball equipment
 - i. Have pickle-ball net that can be installed, want optional for B-Ball hoop
 - ii. Will be up at least on weekends
- f. Park committee received anonymous donation for up to \$5000 for improvements
 - i. Added more colored mulch to main park
 - ii. Approx \$1500 remaining
 - iii. Thank you for the donation!
- g. Hayride- possibly move location of start to park now that lot is not available for staging
- 2. Boat Launch / Maintenance Committee (Ron)
 - a. Successful clean-up day- thank you!
 - i. Special thanks Roland and Mike for use of tractor and tending fire
 - b. Trimming needed of Berry tree that is hanging over drive
 - c. New gravel for driveway
 - i. Potential for blacktop in the future – \$28-30K
 - d. Reminder on Parking, keep gate closed, use of porta-potty
 - i. If porta-potty needs removal of bugs etc let committee know
 - ii. Back trailer in, shorter trailers higher up, don't park lengthwise and block spots
 - e. If you need a key from refresh last year, let Chad/Ed know
 - i. Replacement keys do have a fee- \$25
 - f. Future needs to be evaluated
 - i. Continuing to watch concrete pad at launch
- 3. Architectural Review Committee (Chad)
 - a. 2024/2025 Submittals, approvals and denials
 - b. 1 new house plan approval
 - c. Last fall unapproved shed started, approved after the fact prior to completion
 - d. Greenhouse approval- combined lot to make it accessory building vs standalone
 - i. Approval of variance to have a bit further up vs cutting down trees to push back
 - ii. Case be case approval
 - e. Request to store RV on empty lot prior to build was not approved
- 4. Covenant and Bylaw reminders and discussion:
 - a. Covenants are posted online at "MWAHA.info"
 - b. Discuss covenants and bylaws
 - i. Updating for each variation/modification requires a lot of legal steps and re-recording on deeds with applicable fees
 - ii. So we are documenting changes as we go
 - iii. The intent of the covenants and bylaws are to maintain a nice-looking neighborhood with a minimum standard
 - c. ARC would like to send out a Survey by email in the next 1-2 weeks. It will allow input from all HOA members pertaining to the enforcement of the Covenants, Bylaws and Guidelines. This includes construction of new homes, upkeep of existing homes and vacant lots. Survey will be anonymous and allow for written input.

V. New Business

1. Neighborhood events:

- a. Do we want to see more events put on by the HOA/Neighborhood
- b. Potential for added committee involvement needed
- c. Event Communications via email, Facebook, Website and newsletter

Communication to/from HOA mainly through email and Facebook, if anyone does not have those, please let us know. We are missing a few emails from residents

2. Neighborhood Reminders:

- a. Speed Limit is 25 MPH. There has been a lot of construction in the neighborhood with commercial vehicles. Applies to ATV/UTV as well
- b. Outdoor fires. Check DNR website for no-burn days, acquire burn permit
- c. Pick up after your pet when walking
- d. Keep roadside drainage ditch's clear of debris
- e. Resident directory is with name and address

3. Park/Boat Launch – Mosquito Spraying – schedule on website

4. Annual Dues- board proposes \$150

- a. Would like to have a nice amount in our account in order to be prepared in case something big comes up so we don't have to go back to the assoc for more \$\$
- b. \$12.50 a month
- c. Dean B moves to approve, Mark second- motion passes

VI. Election of board members

Current: Joe Bass, Chad Hayes, Pam Madigan, Anetsa Blesener, Ed Kasanders, Mark Madigan, Roland Bruhnke

Nominations:

Dean B moves to approve, Billy seconds- motion passes

VII. Committee Volunteers- Confirm/Update: Each committee to provide lead contact to board

1. Park/Social/picnic: Melissa Miller-Hayes, Pat Horkan, Julie Bray, Amanda Bass, Tammy Korner, Jina Kryder-Mueller
2. Boat launch: Ron Kroner, Rick Mueller, Roland Bruhnke
3. Architectural Review: Alex Dewitt, Chad Hayes, Jina Kryder-Mueller, Ed Kasanders, Tammy Kroner

VIII. Announcements

IX. Adjourn

Chad moves, Anetsa second- adjourns at 1:16

Volunteer Opportunities:

Many Waters HOA relies on its community members to volunteer for ongoing tasks. Commitment is usually to meet a couple times per year

Parks/ Social / Picnic (5-7 members)

Organize events and social gatherings that help promote camaraderie. Welcome new residents. Post event announcements online and offline.

Boat Launch / Maintenance Committee (3-4 members)

Maintain gated boat launch area, dock, boat landing.

Architectural Review Committee (5 members)

Responsible for reviewing and enforcing the community's architectural standards and covenants.

*At the annual HOA meeting, a Chair or lead person will be appointed. The Chair is responsible for organizing the committee meetings and providing a summary report to the Board prior to each Board meeting.

Board Meeting: The board will meet immediately following the Annual Meeting for an organization meeting and selection of officers.

Joe Bass, Chad Hayes, Pam Madigan, Anetsa Blesener, Ed Kasanders, Mark Madigan, Roland Bruhnke

Joe calls meeting to order

1. President: Joe Bass
2. VP: Chad Hayes
3. Treasurer: Pam Madigan
4. Secretary: Anetsa Blesener
5. Other Responsibilities:
 - a. Website/emails: Ed and Anetsa (Ed and Joe have access to emails)
 - b. Keys: Ed and Chad

Chad moves to approve board, Ed seconds, motion carries

Meeting planned spring and fall

1. October 15th @6:30

Anetsa moved to adjourn, Mark seconds, Meeting adjourned