

MANY WATERS HOMEOWNER'S ASSOCIATION

ANNUAL MEETING

July 8, 2006

The Annual Meeting was called to order at the new Allan Park Shelter at 1:13 p.m. by President Chad Hayes, following a noon picnic. Notice of the Annual Meeting was mailed to all members of record on May 16, 2006. Members present were: Robert & Carole Vogts, Chad & Melissa Hayes, Don Allan, Ronda & Joe LaBella, Bonnie & Karl Stewart, Bill & Jan Williams, Dick Simeth, Milton Splitt, Steve & Pat Knable, Bill & Joyce Rader, Dar Zastrow, Tracy Nelson, Dennis Slauson, Dean Baumgardner, Tim & Julie Davis, Mike Yates, Ron & Fran Anderson, Dixie & Dick Roe, Dan & Kristin Rolling, Shannon & Russ Straka, Brian & Michele Wilder, Norma & Mike Limmex, Angie & Jim Wrbanek, Frank & Tami Zawlocki, Len & Kim Elton, John & Judy Laufenberg, Mike Beich, Dave Gerfen, Dean Hulsizer, Jina & Brad Kryder, Brian Acker, and several children of members. Copies of the agenda, 2005 Annual Meeting minutes, 2006 financial report and 2007 proposed budget were available to all members at this meeting.

APPROVAL OF MINUTES

Motion by Karl Stewart, second by Dean Hulsizer to approve minutes of the June 11, 2005, Annual Meeting. Motion carried.

ARCHITECTURAL REVIEW COMMITTEE REPORT

Chad Hayes reported there are currently 4 homes under construction, and no issues currently pending. Committee members are: Dean Baumgardner-Chr., Chad Hayes, Bill Williams and Karl Stewart.

OFFICER REPORTS

Treasurer Dean Baumgardner presented the 2006 financial report. The budget was overspent by \$720; however there is a checkbook balance of \$6,381.12. There are approximately \$2,000 in shelter construction costs yet to be paid. The park improvement loan balance to Many Waters LLC is \$5381.12*. The proposed budget reflects annual dues of \$100. The lock on the boat ramp was changed today and new keys are available.

UNFINISHED BUSINESS

BOAT LAUNCH—Chad Hayes reported that the concrete ramp and some slabs in water were replaced since last Annual Meeting. Adjustments (leveling) will be made to dock. No other major improvements are planned. Dixon Landscaping has been using the ramp and will leave the area in better condition than before they were using launch area. Hayes is meeting with Dixon later this afternoon. There was discussion of bait company using launch in past. Motion by Hulsizer, second by Mike Limmex that Don Allan can do whatever he wants regarding use of the boat launch; however all other members must bring a request for non-members use of the boat launch to the Board of Directors. Motion carried.

ALLAN PARK UPDATE—The new shelter is constructed, except for staining and cleanup, and picnic tables will be purchased. Hayes thanked Brian Acker and others who volunteered on the shelter project. Any members wishing to use shelter for small gatherings should contact the Park Committee Chairman for a reservation. The possibility of creating a partial basketball court will be discussed later during the budget discussion.

MAILING UPDATE—Last year's Annual Meeting approved emailing or mailing copies of all minutes to all members. Secretary Carole Vogts reported the emailing didn't work well and has been mailing minutes to all members. Per a request, a current membership list will also be mailed with Annual Meeting minutes.

SPEED LIMIT ON ALLAN ROAD—Members have requested that drivers observe the 25 mph speed limit on Allan Road, and Chad Hayes reminded everyone of the number of children now in the area. Speed bumps were suggested and Hayes will check with county hwy dept or town chairman. Members were asked to remind their contractors and delivery services of speed limit. A stop sign was requested at intersection of Trillium Court and Tesser Trail, heading north. Hayes will contact county highway department or town chairman.

COMMITTEE MEMBERS—Some Committee members asked to be included in board decisions/meetings. The Park Committee was asked to address a poison ivy problem on the walking trail. The Park Committee for 2006 will be: Norma Limmex-Chr., Ronda LaBella, Bonnie Stewart, Julie Davis, Dick Roe, Marnie DeWald, Jina Kryder, Melissa

Hayes, and David or Kristi Lehman. The Park Committee will also serve as the Picnic Committee for 2007. The Boat Ramp Committee for 2006 will be: Karl Stewart, Dean Hulsizer, Phil Singleton, Steve Knable, John Laufenberg, and David or Kristi Lehman. Motion by Steve Knable, second by Tim Davis that Karl Stewart serve as Boat Ramp Committee Chairman. Motion carried.

NEW BUSINESS

MONETARY PENALTIES FOR COVENANT VIOLATIONS—Motion by Robert Vogts, second by Mike Beich that the Board impose a penalty of \$100 a week for covenant non-compliance, after a warning of 45 days. Motion carried.

RESERVE FUND FOR BOAT LAUNCH—Discussion deferred until budget is discussed.

DETACHED GARAGES/OUTBUILDINGS—Current covenants limit outbuildings to 10'x12', as approved by the Board in 2001. After discussion, motion by Robert Vogts, second by Len Elton to table the matter for one year. Motion carried.

VACANT LOT UPKEEP—Hayes reminded owners that they are responsible to maintain vacant lots and ditches, per the covenants. The steep road ditch on the new road up to Phase 5 was discussed. At this time it can be left unmowed to prevent erosion; however any complaints should be brought to the Board.

CONTROL OF PETS WITHIN SUBDIVISION- Hayes reminded members that all pets are to be under owner's control and not be allowed to run at large.

OTHER

Hayes reported there has been some vandalism/theft in subdivision. Owners should keep a watch for each other and report any suspicious activity to the owner or law enforcement. Norma Limmex asked if any interest in neighborhood garage sale. The dates of Friday, Aug 11 and Sat a.m. Aug. 12 were set. Each interested person to have sale at their own residence. Hayes reminded members to lock the boat launch gate upon each entry or exit to avoid unauthorized persons using launch.

ANNUAL BUDGET AND DUES

Treasurer Baumgardner presented proposed 2007 budget. There are currently 61 regular and 12 associate members. The proposed budget reflects annual dues of \$100. The possibility of a one-time assessment, instead of a reserve fund, whenever a large project is needed was discussed. Motion by Dean Baumgardner, second by Karl Stewart to leave all budget items as listed, except increase Park Improvements from \$3,000 to \$5,000 to fund a partial basketball court. The Board would decide what amount would be used to repay the Many Waters LLC loan. Motion carried. Motion by Robert Vogts to immediately repay \$3,000 on the loan. No second. Motion by Robert Vogts, second by Mike Beich to immediately repay the \$2,000 as budgeted. Motion carried.

ELECTION OF BOARD MEMBERS

Hayes stated that the following have volunteered to serve on the Board of Directors: Dean Baumgardner, Chris Dreyer, Dave Gerfen, Chad Hayes, John Laufenberg, Mike Limmex, Karl Stewart, Carole Vogts, Bill Williams. Motion by Carole Vogts, second by Melissa Hayes to nominate Pat Knable. Motion carried. Written ballots were distributed and Julie Davis and Ron Anderson were appointed tellers. The following seven members were elected to serve until the next Annual Meeting on the Board of Directors: Dean Baumgardner, Chad Hayes, Mike Limmex, Karl Stewart, Carole Vogts, Bill Williams, Pat Knable.

ADJOURNMENT—Motion by Karl Stewart, second by Bonnie Stewart to adjourn. Motion carried. Meeting adjourned at 3 p.m.

Carole Vogts, Secretary

*The correct loan balance due Many Waters LLC is \$5703.08, as corrected from \$5381.12 by Treasurer Baumgardner after the meeting.