

MANY WATERS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
June 29, 2013

I. APPROVAL OF MINUTES

The meeting was called to order at the Allan Park Shelter at 12:30 by President Chad Hayes. A motion was made by Greg Williams and seconded by Julie Beich to approve the minutes from the June 30, 2012 annual meeting. Motion carried.

II. TREASURERS REPORT

Treasurer Dean Baumgardner presented a year-to-date financial report. The account balance as of 6/29/13 is \$22,762.74. There are currently 76 paid members, 14 associate members and 62 regular members. The current total balance of the 2 CD's set aside for the boat launch dredging project is \$14,143. There's also \$3,900 in the checking account earmarked for the escrow. The proposed budget for FY13 is \$8,980. Motion made by Carol Vogt to accept the proposed budget. It was seconded by George Knapp. Motion carried.

III. UNFINISHED BUSINESS

- A. Boat Launch / Channel Dredging
 - 1. Summary of Bids
 - i. Homburg - \$62,420 (conventional dredging – mess)
 - ii. Johnston (updated quote) - \$54,475 however the quote states “Final costs will be based on actual eqmt, material and time used”.
 - iii. Petersen - \$62,122 – quote is only for 900 cubic feet
 - iv. Wipperfurth - \$23,000 time & materials
 - 2. Members discussed options:
 - i. Build escrow
 - ii. Give money back to home members
 - iii. Do dredging
 - 3. Dean Baumgardner motioned to approve limit of \$35k to Wipperfurth. Seconded by Dean Hulsizer. Motion carried.
- B. Park Improvements
 - 1. Playground rubber mulch has areas that aren't very thick. Board approved to purchase another 1-2 bags of mulch (\$475/super sack + \$275 S&H). Mark Madigan offered the use of his Bobcat.

IV. NEW BUSINESS

- A. Unleashed Dogs – walkers are being attacked. Folks are encouraged to contact the police dept when issues occur.
- B. Adoption of procedure for changing the bylaw and covenants
 - 1. Covenants state that 51% of the assessed total value; Bylaws state 51% of owners
 - 2. Several changes have been made to the covenants over the years that are technically not official: 2 car detached garage, increased size of garage, mowing, etc.
 - 3. Board would like to add item to include Associate member's access to the boat launch to the bylaws & covenants.
 - 4. Members present recommend that a summary of a change be sent by mail to all owners and owners vote.
 - 5. Secretary will post new covenants on MWA website.
- C. Enforcement of bylaws & covenants. Board to take under consideration.
 - 1. Assess monetary penalty (enforcement)
 - 2. Due to the mowing rules not being enforceable, Association will discontinue mowing and back charge.
- D. Hiring/Bidding out MWA work; items listed are the boat ramp driveway washout, shelter & playground staining and minor improvements, mowing of common areas, boat ramp pier removal/installation & maintenance, etc
 - 1. Dean recommended that the board handle the review/handling of bids for these items. Members agreed.
- E. **SPECIAL THANKS** to all volunteers that have assisted with park maintenance this year, to Bonnie and Karl Stewart for supplying the porta-potty again for this year's picnic, to Julie and Melissa for organizing this year's lunch/picnic and to Robert Vogts for mowing the park and boat launch areas.

V. COMMITTEE VOLUNTEERS

- A. Park Committee Volunteers: Julie Davis, Melissa Hayes, Dick & Dixie Roe, Joey Sinykin, and Joe & Patty Horkan
- B. Boat Ramp Committee Volunteers: Tim Davis, Karl Stewart, Chad Hayes, and Ray Williams
- C. Architectural Review Committee Volunteers: Dean Baumgardner, Chad Hayes and Karl Stewart

VI. ELECTION OF BOARD MEMBERS

- A. Volunteers willing to serve are: Dean Baumgardner, Tim Davis, Chad Hayes, Dick Roe, Karl Stewart and Kristi Lehman. Motion made by Reg Williams to accept the board volunteers, seconded by George Knapp. Motion carried.

VII. MEETING ADJURNED

- A. A motion was made by Dean Baumgardner and seconded by Kristi Lehman to adjourn. Motion carried. Meeting adjourned at 1:30 pm.

Kristi Lehman, Secretary