
Many Waters HomeOwners Association

Meeting Minutes

Location: Pam Madigan Home: N4502 Allan Road

Date: 23 April 2025

Time: 6:30pm

Agenda:

- I. Joe Calls meeting to order @6:42
- II. Approval of Minutes (16 October 2024 Board Meeting)
 - a. Ed moves to approve, Roland second, passes
- III. Financial Review- Budget update
 - a. FINSEN approval completed/filed
 - b. 89 paid members, 3 unpaid
 - i. One more Lot 11 currently owned by the bank. Going up for auction end of May?
 - ii. Lost 2 associate members
 - c. On target overall with budget, less in 2025
 - d. Website- 3 year membership for go-daddy
 - e. Discussed still looking at gravel for driveway and launch as a large expenditure
 - i. Discussed going with full compacting etc, see how it hold up. If it feels like we need to do each year then discuss paving
- IV. Old Business
 - a. Dues/Member updates- see above
 - i. Moved to email communication for dues etc, a couple for mail only
 - ii. Mailing list attachment with no issues
 - b. Committee Updates

- i. Park- Melissa Miller-Hayes (chair)
 - 1. Pursuing landscaping bids for parks, trying to get more than 1
 - 2. Looking for a new sign person as those that created prior are out of business
 - 3. Anonymous donor with up to \$5,000 for park improvements or misc
 - a) Possibly looking for some more permanent landscaping options due to this for edging etc
 - 4. Rubber mulch 10 years old, holding up pretty well but still have low spots, possibly getting some matts for under swings , upgrade garbage can (lid sometimes ends up on road)
 - 5. Power for the park is still outstanding (previously approved but have not been completed by volunteer)
 - 6. Ask that if over budget then submit a month prior- \$500
 - a) Mark moves to increase total park to \$750 leaving \$650 for picnic due to cost increases
 - b) Chad Seconds, motion carries
- ii. Boat Launch- Ron Kroner (chair)
 - 1. Launch in 2 weekends ago
 - 2. Trimmed branches, some debris that will be taken care of
 - 3. Need burn permit (use address N4628 Allan)
 - 4. Discussed gravel above
 - 5. Consider whether need to treat for the caterpillars
- iii. Architectural Review- Andrew Knauer (chair)
 - 1. May need to change/add a member at summer meeting
 - 2. Discussion of outdated policies that may need updates and Board Suggestions
 - 3. One submittal to put up Greenhouse and white fence- combined added lot to a single lot
 - a) Ed met with them on dimensions
 - b) Technically covenants note any structure should be on side or back yard from house but since their house is so far back and on an angle that causes some interpretation issues
 - c) Arc Review Committee will make determination
- c. Newsletter, Facebook, Website updates
 - i. Quarterly Newsletter vs emails, also updated on FB and Website in real time
 - ii. Any input let Ed know, Anetsa admin for Facebook

V. New Business

- a. Annual Meeting: June 28th

- i. In the dues letter announced date and location- Park and bad weather at Madigan Shed
 - 1. Reminder in newsletter and FB post
- ii. Board Member Suggestions for Meeting Topics
 - 1. Annual Dues: Suggestion from the board with specific reasons
 - a) Cost of everything is going up is want to go back to \$150= \$12.50/month
 - b) Present items that are aging- basketball court is 20 years old etc.
 - c) Discuss justifications, prices going up all over and want something set aside for issues
 - 2. Add Mosquito Squad to general maintenance – include estimate for all 3 parks
 - 3. Mowing Bids
 - a) Ed moved to accept Hayes bid for \$80 less than second bidder, Mark second, motions passes (Chad abstained)
 - 4. Board Member Election- request for recommendations ahead of time to make ballots

VI. Chad moves to adjourn, Mark seconds, Meeting Adjourned at @8:45