
Many Waters HomeOwners Association

Meeting Minutes

Location: Pam Madigan Home: N4502 Allan Road

Date: 16 November 2022

Time: 6:30pm

Minutes:

- I. Joe calls to order at 6:35 pm
- II. Approval of Minutes (22 April 2022 Board Meeting)
 - a. Chad Moves to approve, Ed second- motion carries
- III. Financial Review- Budget update
 - a. Dues missing-Ophelia (Florida), Pam called and payment is in mail
 - b. Current expenses presented
 - c. Discussion of adding a second individual on the checkbook- Pam proposed adding another- Anetsa moves to add Joe as President, agreed
 - d. FY starts in July so ½ way through 2023 budget
 - e. Outstanding items- food from picnic, hayride,
 - f. Discussion of moving some funds to a CD- will see where we are in April when the CD matures
- IV. Old Business
 - a. Boat Launch Dock removed- Greg/Mike/Ron removed dock, stored down by boat launch
 - b. Missing Keys (14 unaccounted for)
 - i. Waiting for new members to ask for keys vs automatically providing
 - ii. Possibly update to a keypad or key fob situation if we want to update- Chad to research a bit to see if we want to change it up
- V. New Business
 - a. New Members/House Sales- Chris/Chad and Joe receive email from the title company for those in the HOA

- i. Can review Columbia County Website to pull information
 - b. Delegate responsibilities –
 - i. Keys (Chad Hayes- VP)
 - ii. New member letters (Chad Hayes- VP)
 - iii. Website (Chris Dryer) – posting meeting minutes- mark as draft until “approved”
 - iv. Due Notice’s (Pam Madigan- Treasurer)
 - v. Checking/Savings Account Management
 - vi. Minutes (Anetsa Blesener- Secretary)
 - vii. Update Member List (Anetsa Blesener- Secretary)
 - c. Boat Launch – maintenance discussion for 2023
 - i. Potentially add gravel again in spring, eventually look at replacing concrete ramp that is cracked- keep an eye on it for now
 - d. Park Committee – Approved budget of \$6,000.00 – new tables / tree removal
 - i. Working on getting quotes for tree removal
 - ii. Tree on boat launch needs to come down- boat launch committee
 - iii. Need someone to mark trees for removal – park committee to mark
 - iv. Chad to have Melissa and park committee work with Ron
 - e. Park Committee – Discussion on future improvements – Park Electrical update / Fire pit – Horseshoes for upper park / New sign
 - i. Roland has block/brick for use in upper park
 - ii. Electrical for lower park- estimate \$1500 from alliant, getting price on meter/pedestal/outlets etc
 - f. Park – When should we solicit for 2023 mowing bids (Lower Park & Boat Launch)
 - i. Last year did email Feb/March for bids- would want to review at spring meeting. Plan for March 1st
 - g. Walking Path maintenance discussion – anything needed
 - i. Tree maintenance as noted above
 - ii. Possibly gravel at the top or other improvement but need to assess whether that will help or not. Can discuss at annual meeting potential suggestions
 - h. Architectural review committee – updates on new homes
 - i. Approved 2 home plans- Lot 10A and 32 using covenants
 - i. Discuss Covenants regarding Garage size
 - i. 2-4 car attached garage
 - ii. Current Garage Covenants- assume 4 car garage is 1152 sqft (48x24), allow 24x30 detached which brings total to approximately 1872 sqft
 - iii. Have clear guidelines moving forward on what falls under a 4 car garage- will post
 - j. Set Spring Meeting date (Board Meeting)
 - i. April 19th 6:30 at Pam’s
 - k. Discuss Annual Picnic Meeting Date
 - i. June 24th 2023 11:30 Picnic, Noon meeting
- Joe called to adjourn at 8:05