

# Many Waters Homeowners Association

Annual Meeting June 25<sup>th</sup>, 2022

11:00 picnic with meeting to follow

## Agenda

**Call to order (Joe Bass)**

### **I. Approval of minutes (June 26, 2021)**

1. Rick Miller moves to approve, Redge second
2. Motion Carries

### **II. Welcome New Members and Introductions**

### **III. Financial Report**

1. Discussion of proposed budget
  - a. Replaced play structure, improved dock and dredging
  - b. Insurance increase
  - c. Dues: Chad moves to increase dues to \$100, second Jina/Tammy, motion Carries
2. Approval of budget
  - a. Chad moves to approve amended budget, Christy Lehman second, motion Carries (see further discussion- budget updates to occur)
3. Roland asked about mid-year changes to budget/costs and whether we have a threshold to go back to members for approval
  - a. Anything that pops up that has not been discussed at an annual meeting would have communication to the members

### **IV. Standing Agenda Items**

1. Boat launch:
  - a. Dredging and backfill update- complete including gravel on drive and have added a paint mark on dock to know where the concrete pad ends where there is a potential drop-off/slope down
  - b. Total cost for Dredging/backfill- \$6,867, board had approved up to \$12,000 (backfill performed for free). Awaiting official invoice. Mark suggest to give \$1,000 additional for the grading/backfill to keep relationship with Colin – Chad moves to approve, Rick Mueller second, carries
  - c. 2 more poles are to be added to the dock to help stabilize better
2. Park improvements:
  - a. Playground set replaced
  - b. Suggest possibly adding power to the pavilion for events (MWA picnic for slow cookers etc)
    - i. Chad to check with Alliant/electrician on costs to install and per month/year cost once installed
  - c. Need new picnic tables- one might be ok but 2 for sure need to be replaced
    - i. Composite \$800, aluminum \$1,000
    - ii. Anetsa moves for composite, Pauline second

- d. Park Structure- need to check integrity
  - e. Move the better picnic table up to upper/secondary park
  - f. Add fire pit/ring, horseshoe ring at upper/secondary park
  - g. Trees that need to come down- PRIORITY
  - h. Sign for upper/second park
  - i. New Park budget: \$6,000- Chad moves Dave second- motion carries
3. Walking path improvements:
- a. Removal of a dead tree- at start of path: maintenance
  - b. At least 3 trees that are hazard- 2 in Gregg Sokka lot, 1 in park
    - i. Joe Horkin notes that he is willing to take care of them but need to discuss with Gregg
  - c. Stairs at top of trail- park committee to look into quotes- this portion would be part of an easement or the park so should not have an issue adding
4. Covenant and Bylaw reminders and discussion:
- a. Covenants are posted online at "MWAHA.info"
  - b. Mowing of vacant lots- need to be mowed minimum of 4 times a year. Need to enforce via letter. Some of the lot owners are looking for someone to take care of these lots (need brush hog, too longer for mower). If lots are of concern, send number to Chad and he can send letter

## **V. New Business**

- 1. Liability Insurance Update-
  - a. Hayride- not covered under liability insurance- special event rider would need to be added for \$241
    - i. Put under park committee budget?
    - ii. Tammy Kroner moves to add, Jina Mueller seconds, motion carries
  - b. Lawn Mowing by members (park/launch)- considered employees/need to be workers comp if more than \$500 per quarter. Otherwise need to contract with business/LLC
    - i. Hayes boys currently mowing park/boat launch- Chad confirmed that his Home Owners would cover if anything occurred while they are mowing
    - ii. \$60 for park, \$20 for boat launch per mow. Update billing cycles- per year/quarter vs per mow
- 2. Missing keys (14 unaccounted for)- previously discussed holding off on replacing (\$700-800 to replace)- if seeing issues with people not part of association, could take down license plate and call police for trespassing. Boat Launch committee/board research for solution- Dean B moves, Greg B second
  - a. Comment on how people are parking at the launch- please leave room for others

## **VI. Election of board members**

- 1. Volunteers: Joe Bass, Chad Hayes, Roland Bruhnke, Pam Madigan, Julie Beich, Anetsa Blesener, Ed Kasanders (Board)
- 2. Dean moves to approve board, Joe Horkan second, carries
- 3. Thank you Dean B for your service to the Board over all the years. Dean stepping down

## **VII. Committee Volunteers:**

- 1. Park/picnic: Melissa Miller-Hayes, Amanda Ballweg, Pat Horkan, Tammy Kroner, Julie Bruhnke, Jina Mueller
- 2. Boat launch: Greg Blesener, Ron Kroner, Rick Mueller, Mike Beich

3. Architectural Review: Alex Dewitt, Chad Hayes, Kristi Lehman, Roland Bruhnke, Ed Kasanders

#### **VIII. Announcements**

1. Fireworks- Rick suggests that we contribute from the HOA. Donations welcome (Mark Madagan/Dean Hulsizer)- not an “official” HOA event

#### **IX. Adjourn**

1. Chad moves to adjourn, Rick Mueller second, carries

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

Chad calls meeting to order

1. President: Joe Bass
2. VP: Chad Hayes
3. Treasurer: Pam Madigan (Dean to help to transition)
  - a. Accounts at Summit Credit Union- will transfer ownership
  - b. Dues/Reminders/Welcome Letter
  - c. Dean will update budget based on meeting discussion
4. Secretary: Anetsa Blesener
5. Other Responsibilities:
  - a. Boat Ramp Keys (Dean only one that can order keys at this time- need to transfer): Chad Hayes will take over

Chad moves to approve above, Ed second- carries