

Many Waters

Homeowners Association, Inc.

Annual Meeting
Held at the Many Waters Park and Boat Launch
June 16, 2001
1:00 P.M.

MINUTES

Members Present: Robert Vogts, Carole Vogts, Dean Baumgardner, Milton Splitt, Dick Simeth, Bill Williams, Jan Williams, George Knapp, Helen Knapp, Greg Martin, Joe LaBella, Ronda LaBella, Heidi Tramburg, John Tramburg, David DeWald, Steve Suchanek, Mary Klebba, Eileen Martin, Don Martin, Julie Beich, Mike Beich, Don Allan, Denise Stemo, Brian Stemo, Vivian Zurbuchen, Ron Zurbuchen, Marcia Levake, Jeff Levake, Dean Hulsizer, Bernie Lessner, Dar Zastrow, Tracy Nelson, Dennis Slauson, Fran Anderson, Ron Anderson, Dave Gerfen, Leah Gerfen

I. ROLL CALL

The meeting was called to order at 1:00 P.M. by President George Knapp. A quorum was present with 17 of 27 lots represented at the meeting (63% of the voting members). Notice of the meeting was sent to all members of record on May 8, 2001.

There was a guest presentation by Jamie Ramsey, Chairman of the Town of Caledonia Board. Mr. Ramsey responded to questions from members concerning speed limits, status of Wyldewood Golf Course and plans for future paving of Allan Road. Mr. Ramsey agreed to look into the speed of buses traveling on Allan Road. Bob Vogts thanked the town for patching the potholes quicker.

II. READING OF MINUTES

Dean Hulsizer noted that he attended the 2000 meeting, but had been left off the attendance record. The minutes were approved as written with the addition of Mr. Hulsizer to the list of members present.

III. OFFICER'S REPORTS

Dean Baumgardner, Treasurer, reported that all dues are paid for 2001. There are 27 lot owners and 7 associate members. Membership increased by 3 lot owners and 1 associate member. Three associate members chose not to renew membership. There is one boat ramp key unaccounted for that was not returned by Chuck and Mary Lou Yates.

Total revenue year to date is \$1,920 and total expenses are \$1,718.69. The primary expense item so far has been the boat launch improvements with the purchase of the floating dock section authorized at the last annual meeting.

IV. ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee reported that a request for a split rail cedar fence was approved for the Baumgardners on Lot 4. House plans meeting the requirements of the protective covenants were approved for the Williams on Lot 5 and Steve Suchanek and Mary

Klebba on Lot 19. Members of the ARC for 2001 are Dean Baumgardner, chair; Jim (Greg) Martin, John Tramburg and Steve Suchanek.

V. ELECTION OF OFFICERS

George and Helen Knapp announced that they did not plan to run for an additional terms of office as president and secretary. Members expressed appreciation for their service. Following discussion concerning duties of the Board, nominations for taken for board positions. There were multiple nominations for the positions of president and secretary. Ballots were distributed and the following officers elected by majority vote.

President – Steve Suchanek
Vice President – John Tramburg
Secretary – Carole Vogts
Treasurer: - Dean Baumgardner

VI. UNFINISHED BUSINESS

- A. Mowing of Lots - It was agreed to reduce the required mowing to twice per year. The Association will make arrangements to mow lots if not done or requested by the owners. A bill of for the cost of mowing will be sent to owners and a lien filed against the property if not paid.
- B. Boat Ramp Improvements - Various potential improvements to the boat ramp were discussed, particularly the need to increase the depth of the channel to improve launching conditions during periods of dry weather. Mike Beich volunteered to chair a committee to study improvements and report back to t eh Board on alternatives and costs. Don Martin volunteered to help and it was noted that Karl Stewart, although not present at the meeting, is interested in assisting on the boat launch.

VII. APPROVAL OF ANNUAL BUDGET

The proposed budget for 2001 was distributed. A motion was made to approve the 2001 budget in the amount of \$2,945 and keep dues at \$60 for the coming year. There is \$1,000 budgeted for boat launch improvements and \$500 budgeted for park improvements. Following discussion, the 2001 budget and dues were approved.

IX. NEW BUSINESS

- A. Update on Many Waters - Dean Baumgardner reported that all lots in the original plat and 1st Addition are sold. There are 10 lots in the 2nd Addition approved in 2000, two of which have sold. The 3rd addition, comprised of 12 lots, was approved spring 2001. One lot has sold to date. Two new roads, Tesser Trail and Trillium Court, are under construction. They have been graded to town standards, 20' in width with the 10" crushed rock base. Paving will be completed in 2002. Additional drainage improvements and installation of electric utilities will take place this fall.
- B. Transfer of Outlots 2 & 3 (parks) to the Association - Many Waters, LLC offered to donate outlots 2 & 3 to the Association for use as private parks. A motion was made to accept the donation with the developer being responsible for all transfer and recording fees. The motion was unanimously approved.
- C. Naming of New park - A motion was made and approved to name Outlot 3 located on the corner of Allan Road across from the boat ramp Doris Allan Park.
- D. Committee to Plan Park Improvements - Helen Knapp volunteered to chair and organize a committee to plan park improvements. The committee was asked to report

back to the Board with short and long term plans with cost estimates. Ronda LaBella also volunteered for the committee. Various ideas suggested by the group included prairie flowers, trees, benches, and play equipment.

- E. Vice President Position** - It had been brought to the Board's attention that the position of vice president is not mentioned in the by-laws. However, it was noted that the Articles of Incorporation state that "Board may appoint other officers as it may deem necessary." Following discussion it was the general consensus that the Board should consider adding a new article describing the vice president position with the purpose being to 'serve in the capacity of the president when the president is not available.'
- F. Late Fees for Non-payment of Dues** - While most members pay their dues on time, each year there are a few members that require multiple notices. The Treasurer explained that notice for dues goes out in January with payment due in 30 days. Stamped return envelopes are included for the convenience of the members. A 2nd notice is sent at the end of February to all members that haven't paid. A motion was made and seconded to add a late fee of \$5.00 to unpaid dues at the end of the 1st quarter with no interest charged on the unpaid amount. Following considerable discussion as to the appropriateness of a late fee, the amount, and if interest on unpaid dues should be charged, the motion was approved.
- G. Enforcement of Covenants, Lot 24** - Lot 24 has failed to complete construction of the home in a timely manner according to the covenants. Uncompleted work includes, installation of garage door, some siding and landscaping. The owners has been given repeated notices for completion and has missed deadlines that he had agreed to meet. Enforcement may require litigation. As the new president, Steve Suchanek volunteered to discuss the issue with the owner and work with the Board to develop a plan of action.
- H. Power Outages** - Members discussed the high frequency of power outages being experienced on Allan Road. The Board will contact Alliant Energy to discuss improvement in power quality.

X. ADJOURNMENT

The meeting was adjourned at 3:00 P.M..