

Many Waters

Homeowners Association, Inc.

2866 Marledge Court ♦ Madison ♦ WI ♦ 53711
(608) 274-6211

Annual Meeting June 20, 1998 1:00 P.M.

MINUTES

Members Present: Robert Vogts, Carole Vogts, Don Allan, Doris Allan, Dean Baumgardner, Fran Anderson, Ron Anderson, Dick Simeth, Phillip Kolb, Patricia Kolb, Milton Splitt, Bill Williams, Jan Williams, Tony Augius, Joanne Augius, Mike Beich, Julie Beich, Glen Marks, Mike Rabuck, Jeanne Rabuck, George Knapp, Helen Knapp, Greg Martin, Tina Martin, Dave Gerfen, Bill Rader, and Joyce Rader.

I. ROLL CALL

The meeting was called to order at 1:00 P.M.. A quorum was present with 10 of 16 lots represented at the meeting (63% of the voting members).

II. PROOF OF NOTICE OF MEETING

Notice of the meeting was sent to all members of record on May 7, 1998.

III. READING OF MINUTES

Minutes of the June 21, 1997 meeting were approved as written.

IV. OFFICER'S REPORTS

Dean Baumgardner, Treasurer, reported total revenue from dues and interest in 1997 was \$1,517.66 and total expenses were \$2,377.36. The primary expense items were liability insurance, maintenance of the Many Waters park and boat ramp, a lock to restrict access, and construction of a deck at the boat ramp. Year to date income through May 31, 1998 was \$1,403.15 and expenses were \$407.09.

The Architectural Review Committee reported that building plans were submitted for review

and approved for Lots 8, 10 and 15 since the last annual meeting. The plans for Lots 10 and 15 were consistent with the Many Waters Protective Covenants. The owners of Lot 8 requested a variance to construct a detached two car garage. The plans were approved with the conditions that the garage be located within six feet of the house, positioned so as to give the appearance of an attached garage when viewed from Allan Drive, and designed and sided in keeping with the design for the house.

VI. ELECTION OF OFFICERS

A motion was made and seconded to nominate the following officers:

President – George Knapp
Secretary – Jeanne Rabuck
Treasurer: - Dean Baumgardner

There were no other nominations and the officers were unanimously elected for 1998. The members thanked Don and Doris Allan for their service as president and secretary of the homeowners association since its inception in 1994.

VII. UNFINISHED BUSINESS

There was no unfinished business.

VIII. APPROVAL OF ANNUAL BUDGET

Consideration of the annual budget was postponed until after New Business due to proposed issues that may impact 1999 expenses. Following New Business, Dean Baumgardner distributed and reviewed the proposed budget for 1998 (attached). A motion was made to raise set dues at \$100 to begin building up a reserve to eventually dredge the channel and boat ramp. The motion died for lack of a second. A motion was then made and seconded to approve the 1998 budget of \$1,615 and set dues at \$50/lot payable in January. There was no further discussion and the 1998 budget and dues were unanimously approved.

IX. NEW BUSINESS

X.

A. Architectural Review Committee – Volunteers were requested to serve on the Architectural Review Committee to review construction issues under the Many Waters Protective Covenants. Mike Rabuck, Greg Martin and Dean Baumgardner volunteered to serve on the committee for 1999.

B. Outbuildings – Dean Baumgardner noted that there have been requests to build outbuildings, such as storage sheds, which are not permitted under the protective

covenants. Following discussion, it was generally agreed that outbuildings may be appropriate to minimize yard clutter if properly designed and located on the lot. It was moved, seconded and approved to permit outbuildings under the following conditions.

1. The design, size, and location on the lot are to be submitted to the Architectural Review Committee for approval prior to construction.
2. Siding to match house.
3. Location to be in the side or rear yards.
4. Size to be a maximum of 8' by 8'.

C. Golf Course – Members shared information on the proposed golf course on Old County U. The Town of Caledonia wants to have Allan Drive looped to Old County U as part of the golf course design. Currently the Town has requested that the Right of Way be dedicated and gravel laid down, but that the road would be blocked off to through traffic. Members unanimously agreed that the looped street was not desired and would have a negative impact on safety. Dean Baumgardner volunteered to write to the Town expressing the opinion of the MWHHA that Allan Drive should remain a cul-de-sac and that no right-of-way should be dedicated for a looped street as part of the golf course. It was also discussed if people buying lots at the golf course should be permitted to join the MWHHA. There were mixed opinions among members and it was agreed to leave this as an open issue for future discussion.

D. Allan Drive – Members discussed speed limits and the poor condition of the roadway. It was believed that the speed limit had been lowered from 55mph to 35 mph for the full length of the road. Dean agreed to contact the Town to find out when 35 mph sign would be installed. He also will request that the town install "Caution, Children Playing" signs. A letter will further be sent to the town requesting that Allan Drive be scheduled for rebuilding. A new base needs to be installed with 2 foot shoulders and 20 foot pavement width.

E. Boat Ramp – Mike Beich reported on research he had done on improving the boat ramp. Currently it is difficult to launch during low water. Also, some members have had damage to their trailers due to a drop off at the end of the concrete ramp caused by washing. According to the DNR, if any work is done, the MWHHA will be required to dredge the entire approach (approximately 400') 2 feet deeper and 6 feet wide. This will involve removing about 1000 cubic yards of material. Mike received an estimate of \$14,000 from Bainbridge, located in LaCrosse, that has barge mounted vacuum equipment. The cost would come to \$375 per member. According to the company, the dredging should last 10-15 years. The work would include repositioning the concrete planks and providing a floating dock. Following considerable discussion, it was decided that George Knapp and Mike Beich would review the plan, consider alternatives and make a recommendation with cost estimates at the next annual meeting. Greg Martin will arrange for minor maintenance to correct the drop off.