

## MANY WATERS HOMEOWNER'S ASSOCIATION INC.

### ANNUAL MEETING - JUNE 22, 2002

Meeting called to order by Interim President Dean Baumgardner at 1 p.m. at the Boat Ramp (Lot 7) following a noon picnic. Notice of the Annual Meeting and a List of Members was sent to all members of record on May 1, 2002.

Members present: Dean Baumgardner, Jan & Bill Williams, Robert & Carole Vogts, Julie & Mike Beich, Don Allan, David & Marnie DeWald, Greg & Katie Beck, Dean Hulsizer, Chad & Melissa Hayes. Associate Members present: Tim & Julie Davis, Bernie Lessner, Dar Zastrow, Dick Simeth, Milt Splitt, Ron & Fran Anderson, Bernie Lessner.

### ASSOCIATE MEMBERS

Motion by Don Allan, seconded by Julie Beich that Associate Members be given full-member status and be allowed to vote. Motion carried.

### MINUTES

Motion by Robert Vogts, seconded by Ron Anderson that the minutes of the June 16, 2001, Annual Meeting be approved. Motion carried.

### BOAT RAMP

Mike Beich, Boat Ramp Committee Chairman, introduced George Pearson, d/b/a Pearson Landscaping & Excavating, Merrimac WI. Pearson explained his proposal for dredging and reconditioning the boat ramp, which would include dredging an area from the boat launch 50 feet upstream according to DNR specifications. The spoil pile would be placed northwest of the ramp until it has dewatered, and then hauled to Lot 8. That pile would be available to any owners wanting fill. Lawns, driveway and shorelines affected would be repaired. Concrete slabs for boat ramp would be removed and replaced. Many Waters would be responsible to remove the wooden dock and floating dock, and locating the dry hydrant. The wooden dock could only be rebuilt 6 ft wide (per DNR). Pearson stated that 1200-1800 cubic yards of material would be removed. It would be a 2-3 week project and could be done in late summer or fall. The plan has been designed by the DNR. Costs would be: dredging & reconstructing boat launch-\$7968.65, hauling spoil pile (when dried)-\$1,850. If bridge mats are required to support the equipment there

would be an additional cost of \$750.

Dean Baumgardner anticipates the total cost of the project to be \$15,000, which would include rebuilding wood dock, purchasing more floating dock. Dean suggested possibilities to fund the project: a) assess each member \$400-\$500 b) Homeowners Association borrow c) Many Waters LLC offer to extend their line of credit, ask Homeowners to at minimum pay interest each year. The interest rate on their line of credit floats, is currently 5.25%. As time goes by, Many Waters LLC would ask for the principal to be repaid. Dean suggested if option C were chosen, \$100 per year dues would cover the interest and some principal repayment .

Motion by Mike Beich, seconded by Ron Anderson to proceed with the project. Dean stated there were 3 proxy "no" votes. Motion carried.

#### OFFICERS REPORT

During the past year, Steve Suchanek resigned as President and John Tramburg resigned as Vice President. The Board of Directors appointed Dean Baumgardner as Interim President until this meeting. The Board has set \$50 per lot, per mowing, if lots are not mowed when required.

#### ARCHITECTURAL REVIEW COMMITTEE REPORT

The Committee has approved plans for Lots 9, 27, 34 & 38. Plans for a storage shed on Lot 17 were approved.

#### ELECTION OF BOARD MEMBERS

Dean Baumgardner reported that the following have volunteered to serve on the Board of Directors for the following year: Dean Baumgardner, Chad Hayes, George Knapp, Carole Vogts & Bill Williams. Additional nominations were asked for-there were none. Motion by Ron Anderson, seconded by Mike Beich to approve the five volunteers for the Board of Directors. Motion carried. The Board will elect their officers immediately following the Annual Meeting.

#### ALLAN PARK

Baumgardner reported that a park sign has been donated by Many Waters LLC and installed. Grading has also been done and some trees and shrubs will be planted. After discussion whether the park(Outlot 3) should have playground equipment or just trees/shrubs and whether the boat ramp(Lot 7)

should be developed as a park instead of Outlot 3, those issues were referred back to the Park Committee. The Park Committee will be: Helen Knapp, Rhonda LaBella, David & Marnie DeWald.

#### COVENANTS

It was consensus of those present that the covenants should be more strictly enforced. The Board of Directors will address enforcement.

#### ANNUAL BUDGET

Baumgardner reported all members had paid the dues. Three members were assessed the \$5 late penalty. Baumgardner reviewed the proposed budget for 2003. Motion by Mike Beich, seconded by Greg Beck to approve the 2003 budget (July 1, 2002-June 30, 2003), as proposed with expenses of \$3,845, and to increase annual dues from \$60 to \$100 beginning in 2003. Motion carried.

#### ROAD PAVING

Baumgardner reported that Gasser Construction would be paving Tesser Trail and the north section of Trillium Court this summer.

Meeting adjourned at 2 p.m.

Carole Vogts, Secretary

#### BOARD OF DIRECTORS MEETING-June 22, 2002

The newly-elected Board of Directors met immediately following the Annual Meeting on June 22, 2002. All directors were present except George Knapp.

The following officers were selected:

~~President~~-Chad Hayes

~~Vice President~~-Bill Williams

~~Secretary~~-Carole Vogts

~~Treasurer~~-Dean Baumgardner

~~Member at large~~-George Knapp