

Many Waters

Homeowners Association, Inc.

Annual Meeting
June 24, 2000
1:00 P.M.

MINUTES

Members Present: Robert Vogts, Carole Vogts, Dean Baumgardner, Phillip Kolb, Patricia Kolb, Milton Splitt, Bill Williams, Jan Williams, Glen Marks, George Knapp, Helen Knapp, Greg Martin, Tina Martin, Joe LaBelle, Ronda LaBelle, Heidi Tramburg, John Tramburg, Tim Davis, Julie Davis, David DeWald, Steve Suchanek. *Dean H.*

I. ROLL CALL

The meeting was called to order at 1:00 P.M.. A quorum was present with 13 of 24 lots represented at the meeting (54% of the voting members).

II. PROOF OF NOTICE OF MEETING

Notice of the meeting was sent to all members of record on May 8, 2000.

III. READING OF MINUTES

Due to the resignation of the Association secretary during the year, there were no minutes from the 1999 annual meeting held on June 26, 1999.

IV. OFFICER'S REPORTS

Dean Baumgardner, Treasurer, reported total revenue from dues and interest in 1999 was \$1,568.36 and total expenses were \$1,333.27. The primary expense items were liability insurance, maintenance of the Many Waters park and boat launch, and the annual picnic. Year to date income through May 31, 2000 was \$1,920.00 and expenses were \$412.18. Dean reported that due to increased bank fees, the Association checking account was switched from M&I Bank to Anchor Bank in Madison.

It was also noted that there are 21 full members of the Association owning 24 lots and nine Associate members owning property along Allan Drive. Three Associate members did not renew their memberships for 2000 and one new Associate joined.

The Architectural Review Committee reported that a request for a fence by the new owners of Lot 12 was approved with the condition that it be of decorative cedar construction located in the side and/or rear yards, not to exceed six feet in height. (Note: The owners of Lot 12 subsequently decided not to build the fence.)

VI. ELECTION OF OFFICERS

Following discussion concerning duties of the Board, a motion was made and seconded to nominate the following officers:

President – George Knapp
Vice President – John Tramburg
Secretary – Helen Knapp
Treasurer: - Dean Baumgardner

There were no other nominations and the officers were unanimously elected for 2000.

It was noted that with the resignation of Mike Rabuck, a new member was needed for the Architectural Review Committee. Steve Suchanek and John Tramburg volunteered and were appointed to the committee by George Knapp. Members for 2000 are Dean Baumgardner, chair; Jim Martin, John Tramburg and Steve Suchanek.

VII. UNFINISHED BUSINESS

There was no unfinished business.

VIII. APPROVAL OF ANNUAL BUDGET

The proposed budget for 2000 was distributed. Additional funds were budgeted for improvements to the boat launch. A motion was made to approve the 2001 budget and keep dues at \$60 for the coming year. Following discussion, the 2001 budget and dues were unanimously approved.

IX. NEW BUSINESS

A. Non-payment of Dues – One member is delinquent in 2000 dues, owing \$60 to the Association. George noted that both written and personal contacts had been made to collect the dues. Carol Vogts indicated that the Association can pursue collection through small claims court and if a favorable judgement is received, the Association can file a lien on the property. Carol volunteered to obtain the necessary forms. Dean will pursue collection with the delinquent owner.

B. Unmowed Lots – Various lot owners are not complying with the requirement of the Protective Covenants requiring that all lots be mowed at least four times per year. Following discussion, it was decided that two mowings per year was more reasonable. George volunteered to find someone to mow the lots. A notice will be sent to all owners that haven't mowed stating that their lot would be mowed by the Association with expenses billed back to the owner.

C. Request for Membership by Property Owners in Eagle Bluff – A request was received from an Eagle Bluff resident to join the Association in order to have access to the boat launch. It was noted that additional members would provide more revenue to help with improvements at the boat launch. However, extending membership beyond Allan Drive opens membership to the general public and could significantly increase traffic and proliferation of keys. Following discussion, it was unanimously approved to continue to limit associate membership to residents on Allan Drive.

D. Boat Launch Improvements – It was recommended that a floating dock be purchased to attach to the permanent deck to allow boats to moor and pick up passengers after launching. Cost is estimated at approximately \$1,500. The Board was directed to pursue the purchase and acquisition. Discussion followed concerning increasing the depth of the launch and channel. No decisions were made.

X. ADJOURNMENT

The meeting was adjourned at 2:30 P.M..