

MANY WATERS HOMEOWNER'S ASSOCIATION

ANNUAL MEETING

June 28, 2003

Due to inclement weather the Annual Meeting was called to order at the home of President Chad Hayes (W10172 Tesser Trail) at 1 p.m, following a noon picnic. Notice of the Annual Meeting was sent to all members of record on May 2, 2003. Members present were: Dean Baumgardner, Bill & Jan Williams, Robert & Carole Vogts, Mike & Julie Beich, Lea Reuter, Don Allan, Dean Hulsizer, Mike Limmex, Curtis Schultz, Chad & Melissa Hayes, Phil & Barb Singleton, Steve & Pat Knable, Dick Simeth, Ron & Fran Anderson, Dave Gerfen, Bernie Lessner, Karl & Bonnie Stewart, Julie Davis, Darlene Zastrow & Tracy Nelson. Copies of the Agenda, minutes from the 2002 Annual Meeting, proposed Budget for FY 2003 and proposed amendment to bylaws were available to all members at this meeting.

MINUTES

Motion by Chad Hayes, seconded by Karl Stewart to approve the minutes of the June 22, 2002, Annual Meeting . Motion carried.

OFFICER'S REPORTS

Treasurer Dean Baumgardner reported on the 2002 budget and that there are two homeowner's with unpaid dues. The Board intends to file Small Claims actions in Columbia County Circuit Court for unpaid dues. There was no objection by members to the Board's decision to file these Small Claims actions. The Homeowner's Association has borrowed \$12,300, to date, from Many Waters developers for the boat ramp and park improvements. Motion by Robert Vogts, seconded by Don Allan to accept the Treasurer's report. Motion carried.

ARCHITECTURAL REVIEW COMMITTEE REPORT

Dean Baumgardner reported the committee has approved construction plans for Lot 28 and Lot 45. A request to build a freestanding garage, which is excluded by the covenants, was denied by the committee.

ELECTION OF BOARD MEMBERS

The following persons have volunteered to serve on the Board of Directors for the coming year: Chad Hayes, Bill Williams, Carole Vogts, Dean Baumgardner & Pat Knable. There were no other nominations from the floor. Motion by Karl Stewart, seconded by Chad Hayes to approve the five volunteers for the Board of Directors. Motion carried. The newly-elected Board will select their officers immediately following the Annual Meeting.

UNFINISHED BUSINESS

BOAT RAMP-Chad Hayes reported the dredging project has been completed and George Pearson has been paid 90%. Karl Stewart volunteered to be chairman of the Boat Ramp Committee. The committee will decide what type of pier/deck should be reinstalled.

ALLAN PARK-Chad Hayes reported that the Rainbow playstructure was installed this spring.

TRAIL-Dean Baumgardner reported that Many Waters continue to develop the trail from Tesser Trail. It is graded now and will be completed by Many Waters; however they ask the Park Committee for suggestions.

ENFORCEMENT OF COVENANTS-Chad Hayes reported that the Board of Directors has sent certified letters to two property owners not in compliance with the covenants. He reported that Lot 24 has been through foreclosure and the bank(owner) intends to clean the lot/yard and have it listed for sale soon.

ANNUAL BUDGET AND DUES

Dean Baumgardner explained the budget for fiscal year 2003 (July 1, 2003 through June 30, 2004). The Board of Directors proposes that dues remain at \$100/year. Motion by Dean Hulsizer, seconded by Karl Stewart to approve the 2003 budget, with \$100 dues, as presented. Motion carried.

NEW BUSINESS

AMENDMENT TO BYLAWS-Motion by Robert Vogts, seconded by Karl Stewart to approve an amendment to the bylaws creating a description for the position and duties of Vice President. Motion carried.

BOAT AND PARK COMMITTEES-The following volunteered to serve on the Boat Ramp Committee for the following year: Karl Stewart, Phil Singleton & Dean Hulsizer. The following volunteered to serve on the Park Committee for the following year: Norma Limmex (volunteered by Mike Limmex), Bonnie Stewart & Julie Davis. Dean Baumgardner stated that Many Waters will donate \$1,000 to each committee.

OTHER ISSUES

The safety and concerns of snowmobiles and other motorized recreational vehicles being operated in the subdivision was discussed.

ADJOURNMENT

Motion by Karl Stewart, seconded by Mike Limmex to adjourn. Motion carried.
Meeting adjourned at 1:37 p.m.

Carole Vogts, Secretary