

Many Waters Homeowners Association

Annual Meeting June 27th, 2026

11:00 picnic with meeting to follow

Minutes - DRAFT

President Joe Bass called the meeting to order at 12:06 pm

I. Approval of minutes (June 28, 2025)

John Salzwedel motioned to approve; Ric Muller seconds, motion passed.

II. Welcome New Members and Introductions

III. Financial Report

1. Discuss FY26 budget
 - a. FY26 ended with a small profit that will be put into the reserve funds.
 - b. There are currently 92 total members. (67 regular Members and 25 Associate Members.)
 - c. We have one unpaid member.
 - d. Major CD's were renewed at favorable rates.
2. Discuss proposed FY27 budget (Approve later in the agenda)
 - a. The Board is recommending: \$175 (~\$14.60 per month)
 - i. (This is due to the increased costs of most MW's business.)
 - b. Payment options (Venmo/Zelle)
 - i. (Members would like this an option)

IV. Standing Agenda Items

1. Park Committee (Melissa)
 - a. Upcoming dates
 - b. Reminder on garbage cans, porta-potty.
 - c. Update on Landscaping projects and signs.
 - i. (Still working on getting quotes for this work)
 - d. Walking Trail (Ed):
 - i. Discussion of extending trail to Allan Road.
 - ii. Discussion of adding steps to the hill (Currently gravel).
 - iii. Budget to re-gravel next year (Gage Klicko to provide a bid)
2. Boat Launch / Maintenance Committee (Ron)
 - a. Successful clean-up day.
 - b. New gravel for driveway
 - c. Reminder on parking, keep gate closed, use of porta-potty.
 - d. Future needs to be evaluated.
 - i. (We're monitoring the broken concrete at the end of the ramp, when it's affecting the ability to launch a boat it'll need to be replaced.)
3. Architectural Review Committee
 - a. 2025/2026 Submittals, approvals and denials. (Chad)
 - i. (Three detached garages were approved in the past year. Two are complete and one is under construction)

- b. ARC Survey results. (Ed)
 - i. HOA & ARC Fall 2025 Survey results showed: Overall Satisfaction with the HOA: 95% / Overall quality of our community: 97.7% / How well does the HOA enforce community rules and regulations: 78.3%.
 - c. Guideline update for Sheds. (Chad)
 - i. (Discussed that we currently have 2 documents that outline what is considered an accessory building and what is considered a detached garage. The ARC has approved several buildings that are larger than an accessory building but do not meet all the detached garage guidelines. These buildings were approved with the condition that the owner used their one-time allowance for a detached garage. If the owner wants to build a detached garage in the future, these buildings will be required to be removed before approval is granted.)
4. Covenant and Bylaw reminders and discussion: (Ed and Chad)
- a. Covenants are posted online at "MWAHA.info"
 - b. Discuss survey results: (Discussed within 3b above.)
 - c. Discuss covenants and bylaws:
 - i. Proposed enforcement procedures moving forward:

(Discussion on implementing a monetary penalty fee for non-conformances. No action taken.)

(Discussion on updating the Covenants and having them re-recorded on each lot. No action taken.)

(Alex Schmidt Motion: "Talk to them first, send initial notice, board to decide cure time, then send to attorney for enforcement." Ric Muller seconds, motion passed)
 - ii. Template letters and notices.

(Ed and Chad are developing templates letters for association business. This will aid with consistency and when new members join committees and the board.)

(HOA Board Action Items: Create an Executive Summary for the HOA and a Summary of the Architecture guidelines so members have an easy reference.)
 - iii. Lawyer involvement.

(Discussion: Due to the number of owners and the amount of time needed to manage association related business, the board recommends that we send non-conformance related issues to the lawyer for enforcement. Members expressed that they would like to see some communications from the board and/or appropriate committee members before involving the lawyer.)

V. New Business

- 1. Approve FY27 proposed budget.
 - a. Annual due will be \$175.
 - b. Ed Kasanders motioned to approve; Ric Muller seconds, motion passed.
- 2. New Facebook Page.

(Many Waters Homeowners Association (Portage, WI))
- 3. Vacant Lot Mowing:
 - a. Current requirements: Lots are to be mowed three times annually, specifically by June 1, July 1 and Sept 1. Is three times enough? (General discussion is to stay as-is) Protocol

moving forward with enforcement. (Notice will be sent with 30-day notice. Then, it will be sent to the lawyer for enforcement.)

4. Short Term Rentals:

a. Airbnb/VRBO

b. Minimum rental term length?

- i. (Chad Hayes motioned: The association does not want any MW homes used for Airbnb/VRBO. After discussion the motion was amended to: "The association does not want any MW homes used as short term rentals less than 12 months. Phil Sinykin seconds, motion passed.)

VI. Election of board members

Current: Joe Bass, Chad Hayes, Pam Madigan, Anetsa Blesener, Ed Kasanders, Mark Madigan, Roland Bruhnke. Mark and Pam are stepping down, so we need up to 2 new members.

Volunteers: Ric Mueller; Julie Bray

Nominations: Alex Schmidt

Ric Mueller motioned to accept new board: Joe Bass, Chad Hayes, Anetsa Blesener, Ed Kasanders, Ric Mueller, Alex Schmidt, Julies Bray. Vickie Adkins seconds, motion passed.)

VII. Committee Volunteers- Confirm/Update: Each committee to provide a lead contact to board

1. Park/Social/picnic: Pat Horkan, Amanda Bass, Tammy Korner, Jina Kryder-Mueller
 - a. Volunteers: Maggie Trendera,
2. Boat launch: Ron Kroner, Ric Mueller, Roland Bruhnke
3. Architectural Review: Current members are Chad Hayes, Jina Kryder-Mueller, Ed Kasanders, Tammy Kroner.
 - a. Volunteers: John Schwedelz

VIII. Announcements

IX. Adjourn

(Ric Mueller motioned, Roland Bruhnke seconds, motion passed. 1:50pm)