

# Owners Annual Meeting 10/12/2022

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**Meeting called to order at 8:03pm by Ed Gangl**

## **Welcome/Introduction**

- Welcome new members
  1. Site 42 Tony Hughes(Sabrina)
  2. Site 16 Tammy Duant-Turney(Justin)
  3. Site 20 Doreen DeHaan
  4. Site 41 Amanda and Josh Wollum
  5. Site 28 Craig Pietrzak(Trish)
  6. Site 46 Dan and Tammy DeMarais
  7. Site 32 Randy and Tami Buschmann
- Board Members
  1. Ed Gangl, President
  2. Jim Apple, Vice-President
  3. Jim Boldenow, Treasurer
  4. Tara Bubar, member at large
  5. Scott Bjork, member at large
- Attendance
  1. The following sites were represented at tonight's meeting: 2, 7, 8, 9, 11, 13, 14, 15, 17, 18, 21, 24, 25, 26, 29, 30, 31, 33, 34, 36, 39, 40, 45, 46, 47, 50, 53, 54 (Quorum not reached).

## **Budget**

- **2022 overview**
  - Total revenue budgeted-\$95,400, actual projected \$97,850
  - Total expense budgeted- \$91,800, actual projected \$87,850
  - Projected revenue- \$6,400
  - There were no questions from the floor
- **2023 adopted budget**
  - Total Revenue \$94,900
  - Total Expenses \$91,300
  - **Question from the floor**
    - is the payroll the same as last year, are we taking into consideration the 3% increase cost of living expenses. We are budgeting the same as last year. Our caretakers will not be the same so no need to consider the increased cost of living.

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## Capital Plan

- Board member Scott Bjork came up with a capital plan for projects that will need to be completed sometime in the future from 1 year to 20 years. He marked out the expected cost of the projects and how much they would cost. Some examples are the pool, the septic system, and the retaining wall. An example of this fall is that the water manifold in the pool house needs to be replaced and two dead trees need to come down due to safety.
- Board will be proposing an increase of \$50 per quarter in dues to cover capital expenditures and would go to a specific capital account. This will be a question on the ballot in November to seek community input.
  - **Question from the floor:** Believe the house, shower house, garage should be on the list? Board answered that this is just a start, it is a moving document. Also, our maintenance budget covers much of the structures that were questioned.
  - **Question from the floor:** What retaining wall are we talking about? Board answered the one in front of sites 26, 28, 30, 32 and 43
  - **Question from the floor:** Will the dues increase get set aside for capital or in the general fund? Board answer, it will go into a capital budget.

## Caretakers

- Mike will be returning
- Board will start looking for a new caretaker for next year in the near future

## Year end dates

- Garbage Service Suspended 10/07/22
- Docks 10/15/22 @ 9 AM
- Fall clean up 10/23/22 @ Noon
- Water Off to the Shower House 10/23/22
- Election 11/7-11/21/22

## Nominations for open board positions

- Nominations from the committee:
  - Kevin Justin
  - Linda Cambell
  - Sean Brown
  - Troy Shafer

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- Tom Crandall
- Any questions of the nominees- there were none
- Nominees are reminded that Bios need to be turned in by Nov 2 so ballot can be set up
- Election runs from 11/07/22 to 11/21/22
  - We need 67% of members to vote to make it official. If not there will need to be a re-vote. Please tell other members of the importance of voting.

## Website Updates

- Will be updating all documents on the website along with a discussion board so things can be discussed between members.
- You will need to register, making a username and password. Then you will have access to all the documents and discussion board.

## Maintenance Plan

- Legally needs to be presented yearly
  - No questions were asked

## Membership Certificates

- Still trying to get originals that are left.
- If we can't get those there is a back up plan and will be out at the end of this year or beginning of next year

## House update

- There is no update at this time

## For the Good of the Community

- Social Gatherings
  - Volunteers can organize if people want them.
- Fines
  - List will be coming out
- Overflow
  - Starting next year outlets can be used with a special tag.
  - A fee will be applied to use them.
- Barking dogs
  - Caretaker(s) will address this when it becomes an issue.
  - Be respectful of staff

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- Shower house and Common grounds
  - Help us keep our area clean. Clean up after yourself, especially in the shower house.

## Other/Closing Topics

- **Question from the floor.** Why should I have to pay extra for the outlets in overflow when I am paying for the upkeep of the pool and playground but I don't use them.
  - **Answer from floor:** You knew the rules when you bought your boat.
  - **Answer from the board:** You agreed to this when the outlets were upgraded due to safety issues. The pool and playground were already there when you bought.
- **Comment from the floor:** Thank you Ed for getting the board up and going and getting things done since coming on as President.

Meeting was adjourned at 8:58 after Jim Boldenow motioned and Ed Gangl seconded the motion.

Respectfully submitted,

Tara Bubar