

Annual Meeting Minutes

April 22, 2023

10am

Present: Julia Baker, Gary Hacker, Dan Hoemeke, Bob O., Jeff Crump, Joan Strong, Tony Westerman, Megan Jost

No additions or corrections were made to the 2022 annual meeting minutes.

Office Report: Presented by Gary. Reviewed the change in staffing in the office, introduced our new office manager, Jamie Gerloff. Explained how we have made her position a site manager position, and she will oversee beyond office duties. The office now has a cell phone, and can be reached more easily when Jamie is out of the office. Gary discussed that we are moving forward on greenspace swapping. If you were on the list for greenspace swap, please see Jamie. Jamie spoke on lodge rentals. Lodge rentals have increased. Please make sure to plan ahead since the calendar is filling up quickly.

Maintenance/Roads Report: Presented by Dan. Spoke on maintenance and roads. Dan discussed the concrete work that has been done at the lodge marina, and explained that we have not done any maintenance as far as chip and seal this year due to plans to begin the construction of the new water plant early summer. If we were to begin repairing the roads this year, the large construction equipment that will be coming in for the water plant construction will ruin any improvement made to the roads. Area of biggest concern was the area by the lodge marina, members stated it is difficult to pull vehicles out of the ramp with all the cinders.

- Dan Opened to questions. A complaint was made about the remaining cinders from last years chip and seal that has yet to be removed from the roads. Dan stated that maintenance will work on cleaning up the cinders and that the delay has been caused by not having our equipment operational due to part shortages. Jamie will add this to our list of maintenance action items.
- A question was asked about why dues were being raised if we were not doing road repairs this year. Julia and Dan explained that the timeline for the water plant construction was not known prior to setting the budget. Because of that, we will stick with the budget, and save the money until next year when we can do construction.

Snow Removal Report: Presented by Dan. Discussed snow removal, and the benefits of using the monthly flat fee payment option. This year we did not have as many snow events as last year, and overall, for the last 24 months we have actually paid less for snow event treatment. We will continue the monthly payment option next winter. Dan also discussed our change in vendor for lawn care services. So far, that has been a beneficial change for our association. The new lawn care vendor is working to clean out all the leaves in the ditches and do what we can to help with water flow issues during heavy rains. The new vendor is also working on removing dead trees in common use spaces.

- A member made it be known that they are not pleased with how the new vendor is mowing the area around the beach. Stated that the debris, leaves are not being removed from the

two areas where they have culverts down by the beach. This will be discussed with Kohlbusch.

Burn Pile Report: Presented by Julia. Discussed the change in procedure with the burn pile. Per our discussion with DNR we have now converted to a composting operation. Each area is clearly marked at the old burn pile, and what items can be deposited. The association is also buying a wood chipper to mulch many of the lawn debris. Thank you to the membership for holding off on depositing material as we transitioned to composting.

Security Report: Presented by Julia. Thank you to Marie for continuing to serving as head of security. We have increased the number of security cameras throughout the complex and that has enabled our security staff to have better visibility when patrolling the campus. Julia reminded the association that it is important to call the sheriffs office or a board member if you see something going on that needs to be addressed.

Security Gate Report: Presented by Julia. Explained how over the past year we hired an engineer to design an entrance set up that will successfully provide access to all size vehicles. We are very thankful for everyone who has donated to the security gate campaign, however, as we continue to move forward, we are running out of funds. We will continue to drive our capital campaign to get the gates funded. Multiple members suggested fundraisers. The board will continue to work on fundraising options to meet our goals.

Pool Report: Presented by Julia. We love our pool and are thankful for the seasons of fun that it has provided. Thank you to everyone that helps with setup and tear down each year. We plan to have the pool open the Thursday before Memorial Day weekend.

Campground Report: Presented by Tony. We are keeping the reservation system in place as it has proved successful. This year we will be trying to improve the bathhouse as well as continue to finish more sites.

Beautification Report: Presented by Julia. We painted the tennis courts this year. Thank you to all our volunteers that help to keep everything looking nice around the complex. Many of our volunteers are starting to age out, and we need more volunteers around the community. Anytime you want to help with beautification, please let Jamie in the office know and we can guide you to projects that need to be done. Randy suggested that we discuss having a mural placed at the lodge marina. This is something we will continue to entertain.

Changes in Rules, Boat restrictions: Presented by Julia. We had a thorough conversation about the change in hp restriction and speed limit restrictions on the lake. The reason for this change was prompted by our insurance provider informing us that we are becoming less insurable with the little restrictions we have for boater rules. After explaining the need for the rule change, a motion was made to revert back to prior rules, and not have a hp or speed limit restriction. A conversation was had, many members were both for and against the restrictions. After discussing, the motion was put to a vote. Those in favor: 11 Those opposed: 27. The rule will stand.

Lake/Dam report: Presented by Julia. Catch and release has been lifted. Continue to fish responsibly. Dam passed inspection this year. We do have some issues that need to be taken care of, and maintenance will be working on filling varmint holes. The back side of the dam is being cut twice per year, and it looks nice. Dredging was done at the beach location and the lower entrance. Minimal

damage to the locations. Grass seed has been replanted and the area should be returning to full glory soon.

Budget Overview: Presented by Julia. Thank you to the membership for approving the short year last year to help with fiscal year changing. This year dues have increased to \$395 due to rising costs of all materials and labor. The budget this year is bare bones and is primarily a maintenance budget. At this point we opened to discussion before voting on final budget approval vote. No discussion was required. Those who had not voted electronically were now voting in person. A motion was made to approve the budget. Those in favor: 8. Those opposed: 0. The budget has been approved.

We thank the board members who are rolling off this year. Gary and Joan, your board work has been outstanding.

At this time, Mike Garlock, presented on behalf of the water board. Explained the upcoming construction with the new water plant.

Trash Service Update: Presented by Julia. Discussion was had regarding the sudden departure of GFL, and that we are thankful that Swinger decided to resume service in our area. We briefly discussed that we are seeking reparations for the increase in price and loss of service from GFL. Our attorney is working on that.

2/3 Majority Change: Presented by Julia. The board is requesting a vote to change the original covenants and restrictions to state that instead of needing 2/3 of the entire membership, we are proposing to change that to 2/3 of the membership present. Online voting is available, we are currently at 130 online votes, plus today's votes, which will not be enough. We will continue to ask all members to take the time to vote online or paper ballot to change this rule. We will need around 380 votes to pass this change.

Boat Slip Lottery: Presented by Julia. Winners are Don Gauzy, Brian Koch, Sherri Coleman, Russel Loeb, Rick Chapmann, Kevin Knight.

At this time a motion to adjourn was entertained. And seconded. Meeting ended at 11:36 am.