

JULY 24, 2023 HOA ANNUAL MEETING MINUTES(DRAFT UNTIL 2024 ANNUAL MTG).

CALL TO ORDER. Chairman Jim Cole called the meeting to order at 10:00 a.m.

ESTABLISH A QUORUM. Sue Roy advised that a quorum existed for the meeting. A Proxy vote was Swindlehurst to Acher. Those attending in person or by zoom: Acher, Ammons, Ault, Borchers, Borchers-Michone, Brooke, Caraway, Cobb, Cole, Cox, Estvold, Fordahl, Johnson, Korell, Lewis, Manning, Manning (M), Mead, Moreland, Nelson, Novinski, Peterson, Rotondi (D), Rotondi (M), Roundtree, Roy, Nichols, Tillinghast, Whitcomb, Wilson.

APPROVAL OF MINUTES OF HOA ANNUAL MEETING OF JULY 2, 2022. There being no questions about the minutes, Doug moved and Blake seconded a motion to approve the minutes. The minutes were unanimously approved.

CHAIRMAN'S ANNUAL REPORT AND WATER PROJECT UPDATE. Jim Cole walked the members through his written report and the difficult and complex issues for solving the water issue, the community's top priority. Three water sources exist: wells, surface, and tanks. Due to the huge cost estimates for wells and the distribution systems, the Water committee and Board are considering potential ways to reduce the costs.

Though the DEQ did not list the option of using our surface water rights in its 2018 letter, surface water was explored. Use of surface water comes with heightened regulations, including chlorination and operator oversight. The third option is tanks, which require a certified hauler, and regular draining and cleaning.

Hydrometrics has been asked to provide a conceptual design of a possible use of surface water POD to serve a small number of units and cisterns for other units.

In answer to questions, Jim advised that the units which are grandfathered (built prior to the 1977 COSA) are not within the purview of the State. There could be a blend of systems for different areas. Though we were granted an extension by the DEQ, we need to know our plan soon.

TREASURER'S ANNUAL REPORT. Summarizing her written report previously provided, Molly highlighted that the dues would remain the same for the fiscal 2023-2024 year, at \$2,000.00 for a developed unit and \$750.00 for an undeveloped unit. The spending for fiscal 2022-2023 was about \$1200 over budget. \$10,000 was repaid to the Dock Fund. Without increased dues, it may be necessary to use special assessments or forgo some projects.

DOCK COMMITTEE REPORT: SHORELINE MASTER PLAN SUMMARY PRESENTATION. Paul Bishop had a death in the family and could not be present to discuss the survey results and shoreline design plans Jim, therefore, presented this information. The vast majority of members considered views and the natural surroundings as very important. Safety was also an important concern of the majority.

Art and Jill have worked with Jim and the Dock committee to delineate Phase I options, which could be done early and are less complex than the marina rebuild. Using powerpoint slides prepared by Paul Bishop, Jim discussed the various needs, options and costs, including: decks and walkways \$2500.00 - \$5,000.00; boat ramp reconfiguration - \$12,000.00; a no-wake buoy on beach 4; floating ropes - \$100.00 - \$200.00; better organization of the boat yard; benches and/or picnic tables - \$400.00 and \$1,000.00; paddle boats (a photo showed a mess of unused paddle boats and members were encouraged to remove them; pre-built racks for paddle boards - \$7,500 - \$1,000.00; gravel fill for a hazardous area by marina one - \$2,000.00 - \$3,000.00; netting over day use slips - \$500.00 - \$1,000.00. An email will be sent with this segment of the presentation.

Phase 2 of the Shoreline plan will involve an upgrade of the marina

GROUNDS COMMITTEE REPORT. Blake noted that Jim Payson did much work on the grounds; in his absence, members have rallied to assist. It is difficult to find ways to reduce the biggest expense of maintenance, for Guys on the Job, about \$12,000.00. Enlarging the grounds committee would be helpful. Several diseased trees were taken out where Maryann and Nicole will build on the east side. Volunteers for upkeep of specific areas are welcomed Blake has an estimate from Smith paving to build up the corners and improve the drainage.

ELECTION OF TREASURER BOARD POSITION. Molly is willing to continue serving as treasurer. RJ nominated her, Mark seconded, and the members voted unanimously to elect Molly for a 3-year term.

ANNOUNCEMENTS. Doug Rotondi thanked Crystal and Troy Ault for hosting the BBQ/picnic after the meeting.

ADJOURNMENT. RJ moved, and Jjill seconded at 12:05 that the meeting be adjourned. Approved.
