

2021  
August Annual Meeting

CTO 7:00PM

32 Co-owners and proxies present, we met our quorum to have the election of officers.

Introductions of the current BOD and Dawn and Shasha from Leadership.

Introductions of candidate for two open BOD seats, Amy and Melinda's seats. Candidates are Amy Morris, Melinda Smith, Dan Phillips, Dave Rucky and James Burge. Dave Rucky was not in attendance, each candidate made a short statement to the meeting.

Minutes of the 2020 Annual Meeting were read and a motion was made by [redacted] to approve the minutes as read, support from George. The minutes were approved as read.

#### President's Report

Clay is working through the backlog of workorders caused by not having a maintenance person for two years.

We have new roofs on three buildings. No problems with the work or the crew in spite of extreme heat and several days of rain.

Dawn has not been able to find a single plumber willing to bid on the remaining sewer work. It will be tabled until next year, we hope bidding in the winter will improve our chances.

George read the Treasurer's Report.

Volunteers to be Election Inspectors were Jess Espenshade ([redacted]) and Celeste Gibbings ([redacted]).

[redacted] reported his event about 5G Cell Service will be held at the Belleville Area Library in October.

[redacted] asked about Marijuana laws and legality of smoking outdoors in a multi family community. The BOD has already consulted our attorney and there is apparently a gray area in the law about this. It is neither against the law nor legal. There is really nothing we are able to do about it.

[redacted] asked about the catch basin at the front, it is sinking. Repairs are on the list but we have to bid it first. Carla also asked about getting together a welcome packet. We have been trying but not done it yet.

Election Results were reported;

Amy 25

Melinda 7

Dan 27

Dave 5

James 9

Amy will remain on the BOD and Dan Phillips will join us, John thanks the other candidates and Jess and Celeste for their participation.

People started to leave so Terri asked for a motion to adjourn, made the motion at 7:56. and was seconded by Gloria.

Closed Session called to Order at 8:00PM

Old Business;

Clay is looking for gates to be installed behind the clubhouse on the road down to the boat dock area. He thinks he can do it for \$300 or less. Dawn will tell him to go ahead and do it.

have still not gotten all of paperwork on their boats. Dawn will send a letter saying they have 10 days to be compliant or could be towed and/or fined. It was later decided to go ahead and tag the boats for towing.

Amy and Terri went to look at the repair to the bathroom ceiling and said they would not be happy either and proposed we offer to pay for the repairs if they are will to take full responsibility for the work. Dawn will draw up a statement for them to sign before they get the check.

New Business;

Newsletter, Terri sent a draft. Dan suggested to include election results, Terri will add.

Dan will work with Clay about cameras. Areas we need them; dumpsters, pool and bathhouse, dock area and parking lot.

Leadership would like us to use a payroll processing company to do Clay's payroll. This was tabled until Dawn could provide all of the numbers.

Motion to adjourn at 8:47 by Amy, support from George.

would like to plant a tree between their units. BOD ok'd as long as the type of tree complies with the bylaws.

Meeting adjourned at 8:47. Next meeting will be on September 8 at 7:00PM.

Edited for Publication