

Mariner's Cove Community Annual Association Meeting
Tuesday, April 17, 2018 at 7 p.m.
Third Lake Village Hall

Call to Order at 7:00 p.m.

Roll Call

In attendance:

Wendy Kotulla, *President*

Thomas Van Zeyl, *Vice President*

Jim Lamb, *Treasurer*

Dana Olson, *Secretary*

Jenny Llanes-Smith, *Member at Large*

Homeowners:

Michelle Baker, 11 Brigantine Ln

Amy Hellman Breunig, 133 Mainsail Dr

Mark Breunig, 133 Mainsail Dr

Jamie Burton, 174 Mainsail Dr

Bill Buholzer, 318 Seafarer Dr

Jill Charbonneau, 225 Seafarer Dr

Steve Charbonneau, 225 Seafarer Dr

Heather Herringer, 173 Mainsail Dr

Isabel Krupica, 318 Mainsail Dr

Henrik Kulmald, 12 Starboard Ct

Gary Miller, 202 Seafarer Dr

Bobby Olson, 312 Seafarer Dr

Margie Pilling, 226 Mainsail Dr

Bryan Stirat, 136 Mainsail Dr

Timothy Terry, 11 Bigantine Ln

Justin Wienrank, 203 Seafarer Dr

Approval of Meeting Minutes (March 2018)

Jim Lamb made a few minor adjustments to the minutes. Jim made a motion to approve the minutes as amended. Jenny Llanes-Smith seconded. All ayes.

Election Results

Ballots were cast for new board members. Jim reported on the election results – Michelle Baker, Amy Hellman Breunig and Justin Wienrank were all voted on to the board.

President's Report

Annual Review

Wendy Kotulla reported on the last year. It was a relatively calm year. Work was completed on Druce Lake Beach. The deck had to be removed due to safety concerns. Stage 1 was completed and the beach is a "blank slate" for future enhancements.

A beaver took residence in a culvert under Mainsail Drive, so the culvert will need to be cleaned out in the spring. In July 2017, there was serious flooding in the neighborhood. The homeowner association is responsible for stormwater management, so the topic will need to be considered in the future.

Wendy read an open letter to the association and neighbors (see Appendix A for full text).

Treasurer's Report

Financial Updates

Jim reported on the association's financial standing, beginning with the Month to Date Report. Jim continued by reviewing the Profit & Loss Report. The fiscal year ends on June 30, 2018 and the association has received 100.91% of projected income. Based on remaining and projected expenses, we will finish the fiscal year spending less than planned.

Three association projects were planned for this fiscal year – Reserve Analysis, boat gate replacement and a financial audit. The Reserve Analysis is in progress and anticipated to be completed in May. The Reserve Analysis helps with future budgeting by assessing the condition of neighborhood infrastructure. It was budgeted to replace the boat ramp gates, but the gates were repaired (rather than replaced) for far less money than anticipated. Jim contacted several Certified Public Accountants regarding a financial audit and was unable to find a company interested in completing the audit. The association's overall budget is in good shape.

Jim then reviewed the Customer Receivable Report with the outstanding assessment fees. At this point, six properties have outstanding balances. There are 14 properties with outstanding late fees owed. Three properties have been lienied. Anyone with an outstanding balance receives a monthly invoice with their statement balance.

Wendy recommended posting something to Facebook requesting recommendations for CPAs who work with small non-profits.

Dana motioned to approve the Treasurer's Report. Jenny seconded. All ayes.

Old Business

Culvert Cleaning

Wendy mentioned that the culvert area beneath Mainsail Drive is cleared as part of the landscaper contract. The bachelor beaver's work will need to be removed. The board should follow-up with Village President Gary Beggan regarding who the Village would recommend for the removal.

Ash Trees Treatment

There are two ash trees in the neighborhood that the association pays to treat for ash borer disease. One is located in a traffic circle on Mainsail Drive near Lighthouse Lane and the other is located by the Third Lake boat launch. At the March meeting, the board had discussed skipping a treatment for the ash borer to see what happens.

Landscape Committee volunteer Margaret Hoppe talked to a master gardener who recommended removing the trees. If the tree is to be removed, a permit would need to be acquired and new trees would be needed to be planted in their place (per Village ordinance regarding replacing removed trees).

At the May meeting, the board will revisit the topic to decide how to proceed.

Special Event Sponsorships

A homeowner approached the board about sponsoring the annual Easter Egg Hunt. That

homeowner removed the request, but the board should consider a policy moving forward. The new board will review the policy at a future meeting.

Updating the By-Laws

The board plans to include money in the next budget for updating the bylaws.

Upcoming Community Events

Dana mentioned that the board welcomes volunteers who are interested in running community events, like the meet and greet, block parties, etc.

New Business

Installation of new board members

The new board members took their seats at the front. Jim took control of the meeting as Wendy ceded her position as President. Wendy and Thomas Van Zeyl stepped down from the board and the new board members joined at the DIAS.

Voting on positions

Wendy reviewed some of the roles and responsibilities of different positions on the board. Justin Wienrank volunteered to serve as President. Michelle Baker volunteered to be Vice President. Jim will continue as Treasurer and Dana will continue as Secretary.

Open to the Floor

Jim opened the conversation to the floor. Isabel Krupica and Judy Best volunteered to help with projects or special events, as needed.

Michelle mentioned the Landscaping Committee is meeting on Saturday, April 28 and asked about the committee's budget. Jim mentioned an amount wasn't budgeted for this year, but it can be revisited at the next meeting since the new board didn't have a say in those budget allocations. Jim will provide budget documents to the new board members in the next week to be discussed at the May board meeting.

One homeowner commented to make sure the budget is prepared before the fiscal year begins. Jim commented that the board will discuss the budget at the May meeting and will work to finalize before June 30, 2018.

Another homeowner asked about asphalt that needs to be replaced in the neighborhood. Jim clarified that the association's responsibility is limited to the boat launch and the Village is responsible for the roads.

Adjournment

Michelle made a motion to end the meeting. Justin seconded it. All ayes.

Meeting Adjourned at 7:56 p.m.

Next Meeting: Wednesday, May 23, 2018 at 7 p.m.

Minutes submitted by Dana Olson on Wednesday, April 17, 2018

Appendix A:

Open Letter from the President, Wendy Kotulla

It has been my pleasure to have been a resident of Mariner's Cove for the past 18 years and to have served on the board for most of those years. I met many of my neighbors thru my involvement with the board and a number of those neighbors have become good friends.

As a community, during those 18 years, we have improved the main playground, rejuvenated the front entrance, secured grants allowing work on erosion projects in the ponds to be completed, replaced the boat launches and worked with our contractors to care for our common areas. Many individuals helped on those efforts, and other projects, for the benefit of all of us. And that is what community service is about. Helping to make a better place to live - not just for ourselves - but for our neighbors and friends too.

No board has ever been able to make everyone happy and meet everyone's expectations. What a board can do is to improve living conditions for the community as a whole and to be good stewards of our common areas. The boards I was a part of did their best to meet those goals. I want to thank all the individuals, board members and caring homeowners, who volunteered their time and talents over the years to make our community a better place to live.

I am sure the homeowners who are now stepping up to take on leadership roles on the board will continue to pursue positive changes for the community. And they will continue to need willing, generous homeowners to volunteer to help make the improvements happen. I hope they are as fortunate as I was and will find good friends amongst the neighbors they will meet along the way.

Wendy Kotulla
President
Mariner's Cove Community Association