

Mariner's Cove Community Association Meeting

Wednesday, February 28, 2018 at 7 p.m.

Third Lake Village Hall

Call to Order at 7:02 p.m.

Roll Call

In attendance:

Wendy Kotulla, *President*

Thomas Van Zeyl, *Vice President*

Jim Lamb, *Treasurer*

Dana Olson, *Secretary*

Absent:

Jenny Llanes-Smith, *Member at Large*

Homeowners:

Michelle Baker

Gary Beggan

Amy Hellman Breunig

Mark Breunig

Harold Hoppe

Margaret Pilling

Justin Wienrank

Approval of Meeting Minutes (January 2018)

Thomas Van Zeyl made a motion to approve the minutes as amended. Jim Lamb seconded. All ayes.

Open to the Floor

Michelle Baker expressed interested in joining the board. Justin Wienrank expressed an interest in learning more about joining the board.

Miranda Polsean is moving out of the neighborhood and has stepped down as a at large member of the board. Thomas and Wendy will be stepping down from the board as well, so there are at least three positions available on the board. Homeowners are encouraged to contact anyone on the board if they're interested in joining.

President's Report

Landscapers Proposal

Wendy received an estimate from the landscaper for 2018 services.

Insurance

Wendy mentioned the new board will need to talk with the insurance broker in April and May.

New Dam

Wendy referenced an email Third Lake Village President Gary Beggan sent out regarding the dam on Third Lake. The new dam will be to help regulate an influx in water caused by extreme rain events.

Treasurer's Report

Jim presented the Month to Date report. The fiscal year ends June 30, 2018, so things are winding down for the year.

On the Annualized Report, Jim highlighted that about 98.85% of the Budgeted Assessment Fees have been collected. There are still a few homeowners who have not paid their assessment dues, but a majority have.

Around \$2,650 is owed in outstanding assessments and fees from 9 properties that are behind. The board sent a Letter of Intent to Lien to a homeowner with a PO Box and the letter was not picked up. Another attempt will be made to contact the homeowner. Thomas made a motion to send a Letter of Intent to Lien via FedEx to the homeowner. Thomas seconded. All ayes.

A homeowner asked about the Reserve Study. Jim shared that a Reserve Study was conducted in 2016 to assess community resources, including water retention systems, signage, playgrounds, common areas, boat ramp, etc. Wendy asserted that the Reserve Study estimates how much the association should expect to pay to replace or repair infrastructure. One item of note is that within 10-12 years, there will be a need to dredge the retention ponds which will be a significant expense. If Annual Assessment Dues are not increased, there will not be enough money in reserve to cover infrastructure needs. In that case, a special assessment will need to be collected, which could be anywhere between \$500-700 per household.

Wendy mentioned that homeowners have "lake rights" because of the lot on Druce Lake and Third Lake that are owned by the association. If the association ceased to exist, those properties might be sold off and residents would no longer have access to the lakes.

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

Secretary's Report

Communication Updates

At the last meeting a resident had asked about email data, so Dana shared statistics from the most recent neighborhood-wide email.

- Sent on January 31
- 328 recipients
- 57.9% open rate (187 opened)
- 27 people clicked

Facebook Management

- 12 new members since last meeting

- 132 total members

Easter Egg Hunt

The Annual Egg Hunt will be on Saturday, March 31 time TBD. A homeowner has volunteered to organize the Egg Hunt and a few others have volunteered to help.

Thomas motioned to approve the Secretary's Report. Wendy seconded. All ayes.

Old Business

Traffic Study Update

The Village of Third Lake will be conducting a traffic study once the weather clears.

New Business

Assessment Dues

A homeowner asked if a raise in Assessment Dues would be put to a vote again this year. Wendy mentioned that the by-laws dictate that 60% of homeowners must vote yes for an increase to pass. Rather than have a vote at the Annual Homeowner Association Meeting, Wendy recommended including something in the Annual Assessment Mailing so that when people return their dues, they will also cast their vote.

To raise awareness of community elements, Wendy recommended a "name the elements" campaign on Facebook.

Update to the By-Laws

Jim brought up having the by-laws reviewed by legal consul. Amy Hellman Breunig said she knows an attorney who may be able to review the by-laws.

Thomas and Wendy plan to attend the Annual Meeting as their last meeting as board members.

Adjournment

Thomas made a motion to end the meeting. Dana seconded it. All ayes.

Meeting Adjourned at 8:21 p.m.

Next Meeting: Wednesday, March 28, 2018 at 7 p.m.

Minutes submitted by Dana Olson on Wednesday, February 28, 2018