

Mariner's Cove Community Annual Association Meeting
Wednesday, May 23, 2018 at 7 p.m.
Third Lake Village Hall

Call to Order at 7:03 p.m.

Roll Call

In attendance:

Justin Wienrank, *President*

Michelle Baker, *Vice President*

Jim Lamb, *Treasurer*

Dana Olson, *Secretary*

Amy Hellman Breunig, *Member at Large*

Absent:

Jenny Llanes-Smith, *Member at Large*

Homeowners:

Gary Beggan, Village of Third Lake President

Fred Deube

Isabel Krupica, 318 Mainsail Drive

Margie Pilling, 226 Mainsail Drive

Approval of Meeting Minutes (April 2018)

Michelle Baker made a motion to approve the minutes as amended. Justin Wienrank seconded. All ayes.

President's Report

Justin mentioned that he has received a number of calls from neighbors. Justin also mentioned he had been contacted by a realtor about property available off Route 45 behind the car wash and the realtor inquired if the association was interested in purchasing the property. The board agreed not to purchase the property at this time.

Village President Gary Beggan confirmed that Clarke Aquatics had been mapping both Druce and Third Lake recently. Gary mentioned someone will be testing fish on Druce Lake this summer for a school project.

Treasurer's Report

Financial Updates

Jim Lamb walked through the financial documents. Not many expenses this month – pier installation and caution tape to close off the damaged slide at the small tot lot. Jim mentioned that we are on budget for the 2018 Fiscal Year ending June 30, 2018. In terms of receivables, 5 homes owe \$1,700 in assessments and fees. For the current fiscal year, 99.07% of assessment dues have been collected.

Budget Discussion

Jim introduced the planned budget for the fiscal year beginning July 1, 2018. Jim mentioned the company conducting the Reserve Study update should have a revised report in the next month or so. The Reserve Study assessing the remaining lifespan of various community elements.

The board discussed some of the special projects identified in the Reserve Study that were identified as a priority over the next several years. Dana Olson brought up the retention pond dredging that was identified in the Reserve Study as a priority project. The retention ponds are over 30 years old and have been filled with sediment over the years. The sediment needs to be removed, which is costly. The cost would be around \$160,000 which would require a special assessment of \$474 per household.

Dana motioned to approve the Treasurer's Report. Justin seconded.

Small Tot Lot Replacement

Michelle has been looking into costs for new playground equipment for the small tot lot. She is meeting with someone from Big Toys, the company who installed the original lot, to provide an estimate for removal, repair and replacement. Based on the Reserve Study, replacement of the small tot lot is expected to cost approximately \$15,000. Michelle will report back at the next meeting.

Additional Funding for the Landscape Committee

Margie Pilling reported on the Landscape Committee's Meeting. The group did a driving tour of the neighborhood and identified some questions/notes:

- Who owns the rocky area near the CVS parking lot?
- Who owns the fence along Washington St? The committee would be interested in planting along the fence to soften it.
- What are the boundaries of the Druce Lake Boat Launch community property and private residences? The committee would like to make improvements to the area and clean up the embankment.
- There's a blue structure near the beach – does it belong to the HOA or a private residence?
- The committee's recommendation for the island on Mainsail Drive with the Ash Tree is to let the Ash Tree go and not treat it.
- Any vegetation along the Third Lake Boat Launch has been wiped out by a beaver. The area needs to be cleaned up. The committee has discussed moving some cattail islands to the side of the boat launch.
- All the islands with crab trees have evergreen bushes or some vines that are choking the crab trees off. The committee plans to clean around the base of trees.
- Retention pond erosion is another issue.

Mary Zorch bought some sedum plants at a native plant sale and it would be nice to reimburse her for those. Thanks to Autumn Santo for donating two large boxes of hostas to plant in common areas in the neighborhood! Margie requested a small amount of money for a budget.

Ash Trees Treatment or Removal

Amy Hellman Breunig mentioned she spoke with a master gardener who recommended removing the ash trees. Gary reminded those present that if a tree is taken down, a tree permit must be acquired from the Village. Amy motioned to move money allocated for ash borer treatment to the landscape committee. Justin seconded.

Trees Near the Large Playground

Jim brought up a homeowner's concern about a few dead trees on the property by the bigger playground. He mentioned that the trees are all over water and not threatening any houses. The board discussed looking into options to remove the trees. Gary mentioned it is cheaper to remove trees at once.

Old Business

Beaver Related Culvert Cleaning

Amy asked if it would be appropriate to get a beaver trapper to remove the beaver. Jim mentioned that it requires all homeowners within a certain distance to agree to it and that has been an issue in the past.

The culvert that goes under Mainsail Drive from the small to the large retention pond needs to be cleaned out. The beaver had been living in the culvert, so it is full of debris. Gary mentioned the Village is looking into it and is taking care of the issue.

Special Event Sponsorships

Residents requesting to sponsor special events will be addressed on a case-by-case basis.

Updating the By-Laws

Amy mentioned that an attorney reviewed the by-laws and noted that they need to be updated. Many of the items addressed in the by-laws have to do with empty lots, which is no longer an issue. Amy recommended contacting the same group to see if they are willing to update the by-laws.

Beyond the financial obligations, it would be a big undertaking in order to get 60% of the neighborhood to agree to updating the by-laws. It would require an aggressive door-to-door campaign. Amy volunteered to look into cost for attorney fees and also the cost of postage.

New Business

Board Member Roles and Responsibilities

Jim reviewed his responsibilities:

- Prepare monthly financial statements
- Make sure bills are paid on time
- Prepare annual budget and lead planning
- Conduct annual assessment mailings and collect annual assessment dues
- Mailings (assessments, others)
- Paid assessment letters and 22.2 disclosures (realtors request these)
- Main contact for the landscaper
- Main contact for the Village of Third Lake

Justin volunteered to take on the following responsibilities:

- Boat launch key management
- Post meeting signs at neighborhood entrance

Dana highlighted her responsibilities:

- Prepare monthly meeting minutes
- Manage the website
- Post relevant information to Facebook; monitor activity
- Prepare and send email updates
- Monitor the neighborhood email account

Upcoming Events

- Neighborhood Garage Sale: Thursday, June 7 through Saturday, June 9
- Boat Key Exchange: Saturday, July 14 from 9-11am at the Third Lake Boat Launch
- Meet and Greet: Saturday, July 28 from 11am-1pm at the Druce Lake Beach

Time for an Email Update

Dana will send an email update addressing the following topics:

- Welcome to the new board
- Upcoming events
- Beware the beavers

County Water Testing

The county is doing water testing to determine the bacteria counts to determine if the beach needs to close. Findings are usually not shared unless the bacteria count exceed the allowable limits.

Open to the Floor

No comments.

Adjournment

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

Meeting Adjourned at 8:52 p.m.

Next Meeting: Wednesday, June 27, 2018 at 7 p.m.

Minutes submitted by Dana Olson on Thursday, May 24, 2018