

Mariner's Cove Community Association Meeting
Wednesday, June 27, 2018 at 7 p.m.
Third Lake Village Hall

Call to Order at 7:03 p.m.

Roll Call

In attendance:

Justin Wienrank, *President*

Jim Lamb, *Treasurer*

Dana Olson, *Secretary*

Amy Hellman Breunig, *Member at Large*

Absent:

Michelle Baker, *Vice President*

Jenny Llanes-Smith, *Member at Large*

Homeowners:

Fred Deube

Margie Pilling

Margaret Hoppe

Heather Herringer

Approval of Meeting Minutes (May 2018)

Jim Lamb made a motion to approve the minutes as amended. Amy Hellman Breunig seconded.

President's Report

Justin Wienrank thanked Isabel Krupica for the sand donation. Justin received several questions regarding boat launch keys. Justin has also reached out to the Lake County Sheriff regarding increasing patrols to monitor speeders. A stop sign is being installed at the intersection of Mainsail and Mainsail to help with some speeding concerns. A homeowner modified some landscaping to clear the line of sight to the crosswalk at the intersection.

The boat key exchange will be on Saturday, July 14 from 9:30-11:30am at the Third Lake Boat Launch. Dana Olson will update the website and Facebook to match the new time. Homeowner present asked if the buoy line would be put up around the swimming area Druce Lake Beach. Justin mentioned another homeowner concern regarding the visibility on the sign at the beach and also vehicles parking in the no parking circle area near the beach.

Treasurer's Report

Financial Updates

Jim walked through the financial documents. The Month to Date budget sheet reflects expenses related to the yearly assessment mailing. Jim also mentioned that the Reserve Study revision was completed. The Reserve Study assessing the remaining lifespan of various community elements and estimates how much repair/replacement will cost so the money can be set aside in reserve. In terms of receivables, 99.07% of assessment dues for Fiscal Year 2018 (July 2017-June 2018) have been collected.

FY19 Assessment Update

Assessment dues for the 2019 Fiscal Year (July 2018-June 2019) are due by July 1, 2018. As of right now, 52.07% have already been collected.

Dana made a motion to approve the Treasurer's Report. Justin seconded. All ayes.

FY 2019 Budget

Jim walked through the plan for the FY2019 budget. The estimated costs for Association Projects have been updated to reflect the results from the updated Reserve Analysis. In particular, the estimated cost for the Small Tot Lot replacement would be closer to \$23,000 (compared to the previous estimate of \$15,000). The budget also reflects \$700 for the Landscape Committee to spend on common areas.

Each year, money is set aside for Reserve Funding to pay for the anticipated costs of the projects outlined in the Reserve Study. At the current level of spending with the items that need to be replaced in the future the budget looks okay for the next several years. However, that doesn't reflect unexpected items that need to be addressed or would like to be done in the coming years. In order to avoid a special assessment in the future, the annual assessment dues of \$150 will need to be revisited.

Jim introduced the idea of revisiting the budget throughout the year if there are unexpected expenses so adjustments can be made. The board agreed to revisit it in the future.

Justin made a motion to approve. Dana seconded. All ayes.

Landscaping Committee Update

Margie Pilling provided updates on the hard work of the volunteer landscape committee. Margie mentioned a homeowner (Bob Foster) was concerned with some of the ash trees around the retention pond near the Large Playground. At the last meeting, there was discussion about two ash trees and it appears there are more trees than previously thought.

Justin recently spoke with the Village of Third Lake about requesting funds from the Village to help with projects like treating ash trees, since the Village provides some reimbursements for the Sunrise Neighborhood. Maintaining trees is a priority for the Village, so there may be an opportunity to work together.

Margie excitedly shared that someone volunteered to help with the electrical work needed at the main entrance. Tony Ramos (with Ram Electric) would like to donate the labor and materials to update the main entrance. Justin agreed to check with the Village to make sure there aren't any concerns with the work starting next week.

New Business

Erosion Control at Druce Lake Beach

The Village is concerned with erosion at Druce Lake Beach caused from the new sand. The Village requested a plan for how the HOA plans to address the Village engineer's erosion concerns with the channel near the boat launch. Jim contacted a landscape architect for recommendations of how to address the issue. One of the cheapest solutions presented was to use landscape fabric and 4-8 inch boulders to hold everything in place. Another solution would be to use stone similar to the existing stone but build a shallow retention wall. The estimate was \$2,300 for the stone. Jim and Justin agreed to meet with Village President Gary Beggan regarding what the Village would like to see as next steps.

Landscape Committee Request for Mulch

For 18 yards of mulch, it would be \$1,170 for the landscape company to spread mulch at all the points. Margie proposed a regular rotation of mulch in the common flower beds, starting with the front island.

Question Regarding Tree Ownership Near Dry Retention Pond Behind Windjammer

A homeowner contacted the board with concerns regarding tree ownership near the dry retention pond behind Windjammer. The homeowner requested the trees be trimmed, as they are encroaching on his backyard. Jim investigated and the trees are on association property. There are about ten homes that have trees behind their property. Jim contacted three tree services for quotes for buckthorn removal and tree trimming. The tree service will need access to the backyards to complete the work. The one estimate received so far was \$11,800. Prior to any work being done, all properties would require homeowner permission. The tree service recommended waiting until fall to complete the work since the retention pond area needs to be dry.

Boat Keys

Someone who lives on Druce Lake but not in the Mariner's Cove Neighborhood requested a boat key. Jim proposed discussing in the future if the association would be willing to provide boat keys to neighbors from Third Lake who don't live in Mariner's Cove.

Recap from Email Update

Dana mentioned that the June Email Update was opened by 63.9% people and delivered to 330 email addresses.

Old Business

Small Tot Lot Replacement

Michelle Baker has been researching options for the Small Tot Lot and was not present at the meeting. The topic will be revisited at the July meeting.

By-Laws Update

Amy contacted the attorney who did the original by-laws regarding updating the by-laws. She's waiting to hear back about some questions.

Open to Floor

A homeowner reminded people that it is the homeowner's responsibility to clean the storm drains near their house, the Village does not clean the drains.

Adjournment

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

Meeting Adjourned at 9:05 p.m.

Next Meeting: Wednesday, July 25, 2018 at 7 p.m.

Minutes submitted by Dana Olson on Thursday, June 28, 2018