

Mariner's Cove Community Association Meeting
Wednesday, July 25, 2018 at 7 p.m.
Third Lake Village Hall

Call to Order at 7:02 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*

Jenny Llanes-Smith, *Member at Large*

Homeowners:

Julie Barton

Alan Barton

Fred Deube

Bob Foster

Heather Herringer

Brooke Ramos

Gary Smith

Approval of Meeting Minutes (June 2018)

Amy Hellman Breunig made a motion to approve the minutes as amended. Justin Wienrank seconded.

President's Report

The Boat Launch Key Exchange was on July 14, 2018. 57 keys were exchanged – 38 at the event and 19 delivered. A homeowner suggested a rake for the beach. Another homeowner volunteered to purchase the rake.

Some homeowners have expressed concern regarding the algae in the retention ponds. Village President Gary Beggan informed Justin that it's the HOA's responsibility. The issue is likely due to the weather conditions and will resolve on its own. A few homeowners volunteered to get quotes for addressing the issue and are still waiting to hear back. An aerator might help with the issue, but the cost is around \$10,000 for each pond, which is cost-prohibited.

The Village is looking into alternative ideas such as digital speed signs at the intersection of Mainsail Drive, since a stop sign did not meet Village requirements. Tony Ramos volunteered to help fix the lighting at the neighborhood entrance and it looks great!

Treasurer's Report

Jim Lamb reviewed the Month to Date financial report. Jim reviewed the receivables report for annual assessment dues for the current fiscal year (July 2018-June 2019). Currently 81.5% of assessments have been collected thus far. A majority of homeowners return the assessment dues with the envelope included in the mailing, proving that envelope is a good investment. A homeowner asked if it would be possible to collect updated information online vs. having to mail in a form. Jim and Dana Olson will discuss options for next year.

Bob Foster brought a bill requesting reimbursement for treating the seven ash trees near the playground. Amy made a motion to approve the expense of \$70 to come from the Landscape Committee Budget. Michelle Baker seconded. All ayes.

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

Landscape Committee Report

Brooke Ramos was present to represent the Landscape Committee. Brooke proposed colors to be used for painting the Mariner's Cove entry sign. Justin made a motion to approve the colors. Dana seconded. All ayes.

Old Business

Small Tot Lot Playground Replacement

Michelle presented her research on replacing the playground equipment at the Small Tot Lot. The new equipment would be plastic instead of the wood, so it will withstand weather and time better. It would include two slides, play features, a seesaw, and a scoop and digger. The estimate is \$13,286 for just the equipment. If we pay for removal and installation, that will be an additional \$3,325. The amount budgeted is \$23,000, so the board discussed paying for removal and installation. Michelle agreed to look into costs for a landscape timbers around the border to be replaced.

Dana made a motion to approve Option 3 with seesaw. Justin seconded. All ayes.

Assessment Dues Increase

Conversation turned to the assessment fees and the issue of increasing the dues to help pay for the community elements in the neighborhood. A homeowner recommended going door to door to collect signatures/ballots regarding an increase.

By-Laws Update

Amy provided an update regarding updating the by-laws. One option would be sending certified letters to everyone, which would cost \$4.75 per household. Canvassing would be the most effective way to collect signatures. If we are just updating the assessment dues, two-thirds of all homeowners would need to vote for the increase. Additionally, any update to the by-laws would require approval from two-thirds of homeowners. Michelle proposed including three options – yes to \$25 increase, yes to a \$50 increase, and no. It should be accompanied by a flyer stating what we're already doing, what we have to do, and what we'd like to do.

Erosion Control at Druce Lake Beach

The Village requested a plan for how the HOA plans to address the Village engineer's erosion concerns with the existing structure near the boat launch. Jim mentioned the landscape architect can provide a variety of options, ranging from cheaper option to more expensive, but it depends on the Village requirements. Justin and Jim will schedule a time to meet with Gary Beggan to learn more about the Village's expectations.

Tree Trimming Near Dry Retention Area

A homeowner reached out requesting tree trimming of the trees around the dry retention pond behind Windjammer. The area backs up to about 10 homes. Jim requested a few quotes for tree trimming services and also to remove all the buckthorn beneath the trees. The cost would be between \$12,000-\$13,500. The tree service recommended waiting until late fall to complete the work since the retention pond area needs to be dry.

Planning for Neighborhood Meet and Greet

The Neighborhood Meet and Greet is on Saturday, July 28 from 11am-1pm. Jewel catering has been used in the past and Jim recommended using Jewel again for all the food and beverages. The board should arrive by 10:30am to help set-up.

Amy motioned to instate a \$25 fee when the Treasurer has to prepare a paid assessment letter, statement showing a zero balance, and a financial disclosure form. Justin seconded the motion. All ayes.

Open to Floor

A homeowner asked about the safety ring at the Druce Lake Beach. Another homeowner mentioned a boulder in the boat launch.

Adjournment

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

Meeting Adjourned at 8:41 p.m.

Next Meeting: Wednesday, August 22 at 7 p.m.

Minutes submitted by Dana Olson on July 27, 2018