

Mariner's Cove Community Association (MCCA) Meeting Minutes

Wednesday April 22, 2020 at 7:00 pm

Conference Call

Call to Order at 7:01 pm

Roll Call

Michelle Baker, Acting President

Jim Lamb, Treasurer

Margie Freeman, Member at Large

Chris Bentley, Secretary

Amy Hellman Breunig, Member at Large

Jenny Lanes Smith, Member at Large

Homeowners:

Gary Beggan, 8 Sextant Dr

Lisa Bentley, 5 Whaler Ct

Others:

Butch Buckley, Mayor Village of Third Lake

Approval of Meeting Minutes (March 2020 meeting)

The meeting minutes were emailed to the committee members prior to the meeting for review.

Michelle Baker moved to approve the minutes, Jim Lamb seconded, All ayes.

President's Report

Current state of affairs - conference call and other options to be considered for the annual meeting - currently planned for June 16, 2020. Stay healthy.

Treasurer's Report

- Monthly Accounting
 - Income: de minimus (\$25 partial payment of HOA dues by homeowner) ;and \$0.75 credit to our account - related to bill pay feature.
 - Expenses: minor planned monthly billing: beach phone and electric bill
- Association fees: nine homes behind one year or more; two egregiously non-payers are liened. Otherwise 97% HOA fee compliance
 - Mailing of HOA dues may be delayed; previously letter would be sent by June, following annual meeting
 - Board to draft standard treatment for extraordinary events causing homeowner hardship regarding HOA fees

Approval of Treasurer's Report

Michelle Baker moved to approve the Treasurer's Report, seconded by Margie Freeman; approved all ayes

Landscape Committee Report

- Bidding on landscaping services for whole subdivision
- Clean up of invasive vine on small pond
- Crabtrees in street circles, pruning
- Beaver damage to be assessed later in meeting

Old Business:

- Plan for an alternative to physical meeting for Annual Meeting; initial postponement til 3rd Tues of June, 06/16/20
 - Chris Bentley to assess options for calls which include video and screen sharing (e.g. Zoom, et al.); Jim Lamb volunteered to stress-test candidates.
- Druce Beach projects
 - Paving scheduled for May 1, Timber placement, PortaPotty fencing, Send necessary documentation to Third Lake Village for permits; Michelle Baker to follow-up
- 2013 - 2029 MCCA project plan updates
 - Funding on routine and special projects
 - Reporting on last 1-2 years actuals, along with current years projection
 - Describing of typical monthly/annual charges, reserve funding, and projections
- ByLaws Update
 - Jim Lamb called the lawyer regarding MCCA By-Laws and was told a draft would be emailed to him today (4/22/20).
 - Lawyer had asked Amy if there were still empty lots suitable for building: one at the end of Lighthouse Ln, one at Cat Schooner Ln, one at Galleon. Each of which is owned by a private parties and the assessments are paid and current (for past 30 years).

New Business:

- Beaver lodge near footbridge: if active what to do.
 - That lodge has been there at least two years
 - Chris Bentley to contact the Village of Third Lake, get trapper reference, contact trapper and understand what process is, what it costs and how effective it is.
 - Can beavers be removed effectively
 - Can lodge be removed
 - There have been previous engagements of trappers by board in the past during a rather aggressive run which caused property damage to homeowners.
 - Gary Beggan comment: beavers cannot be trapped in forest preserve, then those beavers move into MCCA area. It may be prudent to contract with a trapper to maintain beaver control. E.g. there was a culvert blockage caused by beaver lodge under Mainsail between small pond and the lake.

- Lisa Bentley comment: beaver deterrence may be cheaper than trapping. Lake County Extension / 4-H / CLC may have some resources for discouraging beavers.
- Signage vandalism - Police report filed with Lake County Sheriff's Office.
 - Occurred on or shortly after Saturday April 11th
 - None of the municipal signs were affected, just MCCA signs
 - Margie Freeman filed police report: report #: 2020-03316
 - Discussion for damage prevention: inc. tamper-resistant bolts, deeper posts, et al.
 - Jim Lamb to follow up; Gary Beggan will provide contact info to Jim Lamb for the signage company.
- Jenny Motion to subscribe to a video conferencing solution, up to \$25/month. Seconded by Jim Lamb. Jim will

Open to Floor:

Butch Buckley, Third Lake Village Mayor:

- Village of Third Lake uses Zoom on a monthly basis. It's pretty easy to use and inexpensive.
- Drainage project on Windjammer: next step is paving.
- Repaving on Mainsail will be put out for contract in May
- Village will purchase (from a private owner) and annex Druce Lake bottom to provide basis for treating invasive species throughout Druce lake.
- Upcoming public hearing for annexation of corner gas station 45 & Gages Lake
- Concrete dumped into catch basin; had to be broken out.
- The Village can provide municipal exception for beaver trapping and other informational support

Meeting Adjourned - 8:40 pm

Next MCCA monthly meeting is Wednesday May 27, 2020.

Michelle moved to adjourn, Chris Bentley seconded. All ayes.