

Mariner's Cove Community Association (MCCA)

Monthly Meeting Minutes

Wednesday August 26, 2020 at 7:00 pm
Conference Call (via Zoom)

Call to Order at 7:03 pm

Board Roll Call

Michelle Baker, President
Margie Freeman, Member at Large
Chris Bentley, Secretary
Jim Lamb, Treasurer
Jill Charbonneau
Dana Olson
Mike Kupica
Amy Hellman Breunig, Member at Large

Homeowners attending via Teleconference

Mike Wisnieski
Linnea
Tobin
Donna
Drew Santo
Sandholm's
Stacy Gabanski

Approval of Meeting Minutes (July 2020 Monthly meeting)

Update: the July minutes require correction - not yet approved
The meeting minutes were emailed to the committee members prior to the meeting for review.
Michelle Baker moved to approve the minutes, Chris Bentley seconded, all ayes.

President's Report

- Kaplan Paving
- Secretary of State HOA registration

Treasurer's Report (financial reports sent to board prior to meeting)

- Income & Expenses
 - Inc Third Lake pier damage
- Reserve Fund spending
 - Druce Lake paving; Culvert cleanout; flared-end gate and overflow drain
 - Budget constraints: operational and reserve
 - Less than \$350 in repairs allocation this year

- Unpaid HOA fees; Liens,
- Boat launch keys; keys issued after signing acceptance of terms of use

Approval of Treasurer's Report

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

Landscape Committee Report

- Damaged trees on Commons Areas
 - One on the small pond may need attention as it's close to a home
- Main entrance garden

Old Business:

- Pond maintenance: Integrated Lakes Management, prioritization, grant applications
- Reserve Study (upcoming)
- Bylaws Update: small group reviewing ByLaw and CCREs redline documents
 - Amy Hellman Breunig comments: ByLaw, CCRE review then back to attorney for next redline, then to the residents for review
- Storm drainage / water retention ponds: culverts, beavers, et al.

New Business:

- Discuss appointment of a Vice-President and treasurer
 - Chris Bentley nominated for Treasurer; Margie Pilling, Michelle Baker seconded; motion passes
 - Current treasurer, Jim Lamb, acknowledgement and authorization to grant access to bank accounts et al.:
 - Signed:
 - Dated:
 - Review of current treasurer task; tasks to be split up among board members et al as practical.
 - Tabled 'til September meeting: Nomination for Secretary
 - Margie Pilling nominated for vice president; Michelle Baker motion, Chris Bentley seconded, motion passes
 - Board to consider process for board member nominations, definition of roles, et al. (keep on agenda)
- Table until January meeting: Criteria for return to in-person meetings. (keep on agenda)
- Table until January meeting or after Village meetings / hearings mentioned below: Commercial use of association property (keep on agenda)
 - Permitting process for events (commercial or otherwise) will be discussed in Village meetings over the winter: outdoor events, seating, tents, music

performances, athletic events. A zoning discussion will also happen - zoning changes require public hearings (keep on agenda)

- Discussion in terms of what might happen in the future: boat rental at the 3rd Lake launch boat rental is not allowed in village limits)
- Jill Charbonneau: Third Lake launch ramp rubber mats - they were a homeowners property and were stolen
 - Michelle motion to buy mats for Third Lake ramp, Mike seconds - motion passes
 - There's \$350 in the repairs budget for this year
 - Mike will get mats for Third Lake launch
- Missing traffic signs - Some signs were damaged /missing earlier this year: are any still missing? Chris B to check signs:
 - updated:
 - one street sign missing: no parking near Third Lake (west side of driveway)
 - One sign missing near trail exit at 210 Windjammer ("Please keep on trail")
- Baker/Olson resolution of thanks for Jim Lamb's work for the board
 - Motion for acclamation; Passed by acclamation

Open to the Floor

Butch Buckley

Flare-end on culvert; overflow drain was adjusted again

Paving scheduled for sometime 2020; curb repairs already marked

Algae which flushed from our ponds to the lakes was tested by Health Dept and it was non-toxic
Area of 200-ish Mainsail where flooding occurs road (and backyard flooding)

Next Meeting:

Fourth Weds. of September; Teleconference via Zoom

Meeting Adjourned - 9:06 pm

Michelle moved to adjourn, Jill Motion passes