

Mariner's Cove Community Association Meeting Minutes

7 p.m. Wednesday April 28, 2021 via Zoom Teleconference

- **Call to Order/Welcome/Roll Call**

- **Attendees:**

Board: Michelle Baker, President, Margie Pilling, Vice President, Chris Bentley, Treasurer, Dana Olson, Secretary (as of June 2021), Members at Large: Jill Charbonneau

Residents: Marisa Cameron 9 Lighthouse Lane, Dianna and Adam Solano 12 Lighthouse Lane, Jessica and Jonathan Turkowski 7 Lighthouse Lane, Susan and John Pattinson 10 Lighthouse Lane, additional residents: Marie Shinnars , other

Other attendees: Lisa Woolford, with Integrated Lakes Management (ILM), Butch Buckley – Third Lake Village President

- **Previous Meeting Minutes Review/Approval**

- (Michelle) approve March 2021 minutes - all approved

- **President's Report** (Michelle)

- Still meeting via Zoom
- Annual meeting delayed until June – to be determined for Zoom or in person

- **Treasurer's Report** (Chris)

- Reviewed Treasurer's Notes
- Reserve study shows projected expenses for pond aerators
- Chris to reach out to board members re: FY22 – FY24 for information on proposed projects
- All approved Treasurer's Report

- **Update on Druce Lake Peninsula Project from ILM** (Lisa Woolford)

ILM came out and assessed all of our stormwater retention areas, basins, conveyances and to improve overall water quality etc. Made some recommendations for improvements and maintenance

Decision to proceed with Druce Lake Peninsula Project as a good project for Grant approval

- Easement Requirements
- This Deed restriction from SMC was not expected for a project of our size
- SMC is requiring a deed restriction with this type of language (to be signed, notarized, and recorded) (see proposed text below):

Mariner's Cove Community Association Meeting Minutes

7 p.m. Wednesday April 28, 2021 via Zoom Teleconference

“Within these restricted areas, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation or performance of stormwater and drainage facilities, floodplain, wetlands & buffer areas or which may change the direction of flow of stormwater or drainage channels in the restricted areas, or which may obstruct or retard the flow of water through stormwater and drainage channels in the restricted area. The restricted area of each lot shall be maintained continuously by the owner of the parcel or lot”.



- Lisa answered Board member questions regarding the easement/deed restriction:
 - What about sand for beach and repaving at beach are? Would this have been a problem? No – no impact to stormwater drainage
 - Who makes determination if we've had a “non-compliance” with restriction? SMC would be the organization that would assess. No annual monitoring per se, but if another grant application for same specific area, may bring up some questions
 - ILM hasn't seen issues with this with other projects
 - Intent of deed restriction is to not disrupt stormwater conveyance, and not increase shoreline erosion
 - What if we needed to improve, expand, repair boat launch? Should not be an issue
- Permit applications -Permit Approved last week
- Buckthorn has been cleared, remainder of trees removal by May 3rd
- ILM can begin in as early as 2 weeks
- Michelle suggests including this easement into Bylaws/Covenants when the time is right
- Butch agreed that if there was any impact to water flow this would be of concern to the Village
- Starting sooner than later is advantageous for seed planting and growth for compliance inspections

Mariner's Cove Community Association Meeting Minutes

7 p.m. Wednesday April 28, 2021 via Zoom Teleconference

Update from Butch Buckley, Third Lake Village President –

- Friday (4/30) is also Spring Clean up pick up
- No major road construction this year
- Street sweeping next week
- Near Windjammer, have to do another parallel storm sewerline replacement
- Windjammer speed bumps have been put down
- Speed limit signs ready to go, awaiting posts
- Village Boat stickers and registrations available at Village Hall
- Federal Rescue Plan – getting some money in the next 2 years, coming through convoluted channels, not enough for Storm Sewer project
- Village Hall capacity – set up for 20 people, holds 30 people, Village Board now meeting in person

• Landscape Committee Report (Margie)

- Mulch by big playground – spontaneous community project with mulch donation from a homeowner, spread in pathway behind big playground
- Tree/stump removal at DLP scheduled for May 3rd
- Develop tree replacement program/plan – landscape committee members are donating a few saplings and 2 small oaks
- Re-electrify entrance center island-work being donated once again by Tony Ramos & Ram Electric - pending
- Garbage Can update – haven't missed a pickup since last issue
- Will put paper down on center area grass to kill grass and replace with native plantings, timing TBD
- Bids coming to repair Third Lake Launch
- Port-a-potty for Beach delivered, new location is **temporary** so that it is not in the way of the ILM work, vegetation young at this time of season, will be screened more as growth, Board members evaluating temporary screening
 - After ILM project, will be re-located and screened
- Concrete slab where phone is has shifted and needs to be worked on

• Old Business

- Reserve Study update (Chris)-errors have been corrected, propose going to a 4 year cycle, board to complete their review so it can be finalized
- Bylaws Update (Margie)
 - Got a bid proposal from another law firm
 - Have had 4 conference calls with our current lawyer (1.5-2 hours in length each) this amount of time required due to lawyer unable to work with the document type with our feedback included; have now completed the review of all annotations
 - Current lawyer to make changes and send us annotated and clean copy (wordperfect) by May 11

Mariner's Cove Community Association Meeting Minutes

7 p.m. Wednesday April 28, 2021 via Zoom Teleconference

- Plan to return to in-person meetings (revisit each meeting-Board) – continue with Zoom for monthly meetings for now, for Annual meeting consider meeting outside and then Zoom if it rains – to be decided at May Monthly meeting (5/26); Dana will post Zoom link on website
- Website password protected link for Board reference documents (deferred until Dana resumes Sec duties sometime after June)
- Volunteer solicitation letter and responses – Jill will send acknowledgement thank you response and will copy Board member for the specific committee
- Meet & Greet with Key Exchange date (Board) – typically outside in person – are we ready to meet outside? If so, when to schedule? Propose for after ILM is complete
- **Annual Meeting scheduled for June 15th at 7pm**

- **New Business**
 - FB Moderator issues - revisit each meeting-Board (Dana/Mike/Margie/Chris) – none at this time
 - Boat launch cylinder lock and key change bid (Margie)
 - Wildwood Park District – benchmarking, their program issues a new key and change locks every year, they pay \$100 for key and sticker, no deposits, no returns
 - Third Lake Village sticker \$45
 - We currently have 50 keys accounted for and about 100 keys out
 - 3 keys to Village for emergency access
 - Beavers revisited (Chris) Chris let Bill know of recent activity
 - Automobiles parked blocking sidewalks (Chris) - resolved
 - Feeding of wildlife – issue resolved
 - Information/Documents needed for homeowner mailing in preparation for annual meeting:
 - Cover letter – date/time/location/zoom for annual meeting, fiscal years covered, current board members
 - For Ballot - Number of Board Members, terms expiring, open positions, return date, candidate names and positions, **2 year terms**
 - Budget comparison
 - Jill to re-send email to Board for review:
 - review to be completed **within the next 2 weeks.**
 - Board members to indicate the year their term started and
 - if their term is expiring, whether or not they want to renew

- **Open to Floor**
 - Question posted on FB page for MCCA purchasing 16 Lighthouse Lane for MCCA use, several Lighthouse Lane residents wanted to let the Board know of their concerns – petition letter opposing the purchase of this property. This objection letter was forwarded to the rest of the Board this evening.

Mariner's Cove Community Association Meeting Minutes

7 p.m. Wednesday April 28, 2021 via Zoom Teleconference

- Board has not received anything from anyone for this property – no plans to proceed with purchase or with other MCCA use of this property.
- Zoom link for meetings to also be posted on website (Dana)

- **Adjournment**

Michelle adjourned meeting at 8:50 PM

Next Meeting: Wednesday, May 26th, 2021, at 7pm via Zoom

Website: www.marinerscovethirdlake.com

Facebook: [Third Lake Mariner's Cove Homeowners Association.](#)

Current Board Members

Michelle Baker, President

Margie Pilling, Vice President

Chris Bentley, Treasurer

Dana Olson, Secretary (as of June 2021)

Members at Large: Jill Charbonneau, Mike Krupica, Amy Hellman Breunig