

Mariners Cove Community Association  
Homeowners Association Meeting Minutes  
Wednesday, September 28th, 2022

1. Call to order: Michelle: 7:04pm
2. Attendance
  - a. Board Members present
    - i. Michelle Baker
    - ii. Jill Charbonneau
    - iii. Tricia May-Dracka
    - iv. Carola Nesbitt
    - v. Margie Freeman
  - b. Board Members absent
    - i. Michael Krupica
  - c. Homeowners
    - i. Jeff and Teri Kortenkamp, 307 Mainsail Dr.
    - ii. Bill Buholzer, 318 Mainsail
    - iii. Jesus Garcia, 3 Mainsail Ct.
    - iv. Kevin Munday, 7 Clipper Ct
    - v. Ken Foy, 8 Whaler Ct.
3. Approval of previous meeting minutes:
  - i. August monthly meeting
  - ii. Special September #1 meeting minutes
  - iii. Special September #2 meeting minutes
  - b. Motion to approve all minutes: Michelle
  - c. Second: Jill. All approved.
4. President's Report: Michelle
  - a. Several projects underway, port-a-potty, dredging, continuing to meet in person.
5. Treasurer's Report for July, August
  - a. Table to next meeting
6. Ponds update: Jill, Butch
  - a. Butch: As of the last special meeting, we have given Aldridge permission to do rip rap on narrow part of dogbone (200 square ft). Also put in a special dam to prevent sediment to spill over to dogbone. Check on this every few years. Large beaver lodge found and filling in with soil. Dredging is complete. Hoping to be complete by the end of next week (October 7<sup>th</sup>).
  - b. Jill: Decision on proposal from the Village to share the cost of rip rap material and installation along the narrow channel of the "dogbone" pond. Village will pick up the total cost now and Mariner's Cove will be responsible for 50% repayment (\$13,250.)
    - i. Movement to hold on the repayment to the Village until one year from now (Sept 28, 2023): Jill
    - ii. Second Michelle. All in favor.
  - c. Already approved Aldridge for \$25,200 for grading (4:1 grading by playground, ~3:1 on homeowners' side) and tree removal.

- d. Decision on proposal from Aldridge for installation of "mats"/erosion blankets along newly graded shoreline of large pond (material cost and installation), \$18,029.
  - i. Jill moves to move forward
  - ii. Michelle seconds. All in favor.
- e. Update from pre-application meeting with SMC regarding our upcoming grant application.
  - i. Due next week (October 7<sup>th</sup>).
  - ii. Meeting in December based on stacked rank of scores. Update on scores at the end of the year.
  - iii. Pre-application SMC meeting went well. Contact walked Jill through the application.
  - iv. Email support provides helpful support to the process. *Action item: Carola and Jill to craft an email to pond adjacent homeowners and compile into a pdf.*
  - v. Still need some drawings (get these from Butch)
  - vi. Draft to be sent out before deadline next week
  - vii. Total amount in grant pool is ~74K
- 7. Landscaping Committee Report: Margie
  - a. Large Willow on pond has an infection. Homeowner would like to keep it. May require additional funds at a later date.
  - b. Drainage lines around the pond come up short of the shoreline. Need to be extended or this will cause erosion.
  - c. Port-a-potty and pier will be removed between Oct 15<sup>th</sup>-Nov 15<sup>th</sup>. Carola will call for port-a-potty removal. Margie will call on pier.
  - d. Peninsula will be completed mowed in next time landscapers visit. Small saplings have been mulched; cages placed.
  - e. Foster's have trimmed the ash trees. Landscapers will remove or Aldridge will take as needed.
  - f. West bank of peninsula on Druce Beach of beach is on hold until the board reviews new plot plan.
  - g. Oak tree by south pond has brown spots. Check on this.
  - h. Add mulch to playgrounds in spring. *Action item for Spring 2023.*
- 8. Bylaws Update
  - a. No update at this time.
- 9. Port-o-Potty: Carola
  - a. Costs were approved to buy materials for port-o-potty. Materials bought and project will begin this week.
  - b. Will need to be moved back slightly. Needs to be 40 ft off of Mainsail.
- 10. FB Moderator
  - a. None to report
- 11. Board Member Responsibilities
  - a. Chris Bentley/Jill Lamb has boxes to move to Michelle's space.
  - b. Term lengths for board members

12. Budget

- a. Board to prepare a budget supporting the need for an increase in assessment fees, to be discussed by the board; final budget would need to be mailed to homeowners before 4/1/2023.
- b. HOA Fee, by order of 3/1 vote at last meeting, will be raised by \$50 to \$200.

13. Open board member position

- a. Facebook post, email blast, update on website
  - i. Action item: Tricia will create a post for fb and email blast. Include language for duties on treasurer.
  - ii. Are treasurer and bookkeeper bonded? Check in with insurance agent
  - iii. Lockbox? *Action item for discussion next month.*

14. Motion to adjourn: Jill.

- a. Seconded: Michelle. All in favor.
- b. Adjourned: 8:10pm.