

Mariners Cove Community Association  
Homeowners Association Meeting Agenda  
Wednesday, October 26th, 2022

1. Call to order: 7:04pm
2. Attendance
  - a. Board Members present
    - i. Michelle Baker
    - ii. Jill Charbonneau
    - iii. Tricia May-Dracka
    - iv. Carola Nesbitt
    - v. Margie Freeman
    - vi. Michael Krupica
  - b. Board Members absent
    - i. none
  - c. Homeowners
    - i. Jeff and Teri Kortenkamp, 307 Mainsail Dr.
    - ii. Bill Buholzer, 318 Seafarer
    - iii. Jim Waters, 5 Spinnaker Ct
    - iv. Steve Charbonneau, 225 Mainsail
    - v. Dan Patterson, 297 Mainsail
3. Approval of previous meeting minutes: Michelle
  - a. Seconded: Jill, all in support
    - i. September meeting minutes
4. President's Report: Michelle
  - a. Halloween parade upcoming
  - b. Vacant treasurer position
  - c. Do not meet Nov, Dec. Next meeting January
5. Treasurer's Report for July, August, September
  - a. Sept beginning: \$169,434.35. ending: \$169,977.81
    - i. Brush pick-up
    - ii. Zoom
    - iii. Landscaping
    - iv. Motion to approve: Michelle
    - v. Seconded, Margie. All in favor
  - b. Reserve fund: \$110,977.04
  - c. Operating: \$45,741.68
  - d. Budget: under budget currently for fiscal year
  - e. 21 houses currently late on dues, five houses are two or more years behind.
6. Ponds update: Jill
  - a. Progress update
    - i. Four trees removed
    - ii. Grading slope of large pond and erosion blanket placed by Aldridge
    - iii. Rip rap installed on small pond

- iv. Advise homeowners to extend sub pump so the runoff does not cause erosion. **ACTION:** Butch to craft email and board to forward to relevant homeowners.
    - v. Village done with all work with Aldridge, a few remaining clean up activities and matting left to finish for work from MC
    - vi. Butch making a bridge for runoff near Washington
    - vii. Village replaced a few stop signs
    - viii. If awarded, the grant money will be used to move faster for clearing brush, non-native plants, hard-scape installation, planting
    - ix. Can the aerator for the dog pond be put back? **ACTION:** Butch will double check if all the work is complete for draining pond.
  - b. Grant submission
    - i. Submitted on time, requested \$40K (40% of cost), confirmed receipt of application. Decision in December 2022.
- 7. Landscaping Committee Report: Margie.
  - a. Committee pulled seed heads of non-native, invasives, and non-optimal natives before mowing from landscaper.
  - b. Tot lot trees trimmed. Birch tree by entrance trimmed.
  - c. Pier piece might be able to be used for pier on large pond.
  - d. Mulch and sand needed at playground and beach for spring
  - e. **ACTION:** make sure that budget is added for pier replacement in upcoming years
- 8. Bylaws Update
  - a. None for this time
  - b. **ACTION:** discuss possibility of finding a new lawyer
- 9. FB Moderator
  - a. One post removed
- 10. Board Member Responsibilities
  - a. Chris Bentley/Jim Lamb has boxes to move to Michelle's space.
  - b. **ACTION:** Michelle to schedule a date for moving to Margie's hanger space.
  - c. Term lengths can be modified at any annual meeting by 2/3 vote. 2/5s of the board terms must expire yearly. **ACTION:** add to agenda for annual meeting.
- 11. Budget
  - a. **ACTION:** 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.
- 12. Open board member position
  - a. Are treasurer and bookkeeper bonded? Check in with insurance agent
  - b. Lockbox, centrally located (boat dock?), cemented but need to check this daily.
  - c. Board can vote to replace open position with vote at meeting with requirement to add on voting list during annual meeting
    - i. Move to bring Bill Buholzer as treasurer: Margie.
    - ii. Seconded: Jill. All in favor.
- 13. Open to floor

- a. Can Druce Lake boat launch can be dredged? Can we connect with Army Corp of Engineers to look at potential? Village has no problem with deepening channel. **ACTION:** Landscaping Committee to investigate process.
  - b. Uptick in crimes during next few months. Lock doors, cars, check on neighbors. You must get a permit to go door to door. Please call the sheriff if a solicitor comes to the door with no permit.
14. Butch update
- a. November 1, dam opening
  - b. Walleye stocking in the next week
  - c. Permit must be used to add cribbage to lake
  - d. No big projects for Mariners Cove in 2023
15. Motion to adjourn: 8:14pm. Michelle
- a. Second: Margie. All in favor.