

Mariners Cove Community Association  
Homeowners Association Meeting Minutes  
Wednesday, October 25th, 2023

1. Call to order by Michelle: 7:08pm.
2. Attendance
  - a. Board Members present
    - i. Michelle Baker
    - ii. Tricia May-Dracka
    - iii. Margie Freeman
    - iv. Carola Nesbitt
    - v. Dianna Solano
  - b. Board Members absent
    - i. Jill Charbonneau
  - c. Homeowners
    - i. Steve Charbonneau, 225 Mainsail Dr.
    - ii. Milica Pesakovic, 215 Windjammer Ln.
    - iii. Third Lake Mayor, Butch Buckley
3. Approval of September meeting minutes: Michelle.
  - a. Seconded: Margie. All approved.
4. President's Report: Michelle
  - a. Halloween parade is next week (Saturday at 11am)
  - b. Trick or Treating is on October 31<sup>st</sup>
  - c. Holiday break for HOA until Jan 2024.
  - d. Treasurer has been found. Tom Brennan will join the board in January 2024.
5. Treasurer's Report: Michelle
  - a. Approval of September 2023 report
  - b. Monthly update
    - i. Beginning balance: \$76,483.35
    - ii. Ending balance: \$74,329.85
    - iii. Expenses this month include landscaping, utilities.
    - iv. Collected 320/338 of homeowner dues (95%) for FY24.
  - c. Add lien on delinquent homeowners (all houses over two years) after mailing goes out. **ACTION:** reassess after key exchange.
  - d. Motion to approve September report: Michelle
    - i. Seconded: Carola. All approved.
6. Meet and Greet/Key Exchange Summary
  - a. Event was Saturday, September 30<sup>th</sup>, 11:30-1:30pm
  - b. Key Exchange update: Margie
    - i. Can potentially shift some key exchange budget into operating fund.  
**ACTION:** reassess in January.
  - c. Homeowner survey
    - i. Tricia → electronic option
      1. 9 responses

2. Majority of responders have lived in the Cove for >15 years (4), <1 year (1), 1-5 years (2), 6-10 years (2).
3. "What do you like best about living in Mariner's Cove?"
  - a. The family community feel. Safe. And the lakes
  - b. Quiet subdivision. Friendly neighbors.
  - c. We love the lakes and fishing. I am impressed with the upkeep and we love this neighborhood. We have a young son and would love additions to the playgrounds.
  - d. The lakes, enjoyed the park and the beach when the kids were little, I have great neighbors, liked the activities like the egg hunt and the Halloween parade when the kids were younger too.
  - e. The neighbors, and the lakes and all the recreation opportunities it brings.
  - f. Lakes, neighborhood feel.
  - g. The lake, quiet community
  - h. The diversity of houses and neighbors!
  - i. The lakes!
4. "To gauge homeowner interest, please indicate which areas you'd like to see the MCCA improve or focus on in the coming years. Please number your selections (1 being the greatest area of focus and 5 being the least)." Parentheses is the sum of all answers, most important with smallest number.
  - a. Druce Beach Improvements (20), Bylaw updates (22), Landscaping (25), Front entrance (25), Boat Launch/Pier (25), Large playground (28), Pond and waterway improvements (28), New community events (30), Small playground (32).
5. "Is there anything the Mariner's Cove Community Association (MCCA) can do to improve the quality of living in this community?"
  - a. Yes (4), no (5).
  - b. Definitely need to enforce bylaws! Way too much being allowed that is causing a decline in value of neighborhood.
  - c. DNA Dog poop testing to fine the people leaving dog crap & not picking it up.
  - d. It would be great if we had an email list serv for residents or specific online message board that was not part of Facebook.
  - e. The Druce lake beach is a huge asset to our neighborhood. With all the young families that have been using it this past summer the swim area gets a little crowded. It would be great if we could upgrade our swim area and ropes. It would be so nice if we could expand the swim area to the edge of the rocks and push it back ten

feet ish for the big kids. **ACTION:** Carola will take on this suggestion.

6. Other comments
  - a. Thank you for being open to comments
  - b. Keep up the great job
  - c. Thank you for doing a great job the last several years
  - d. See above for swim area wish. Thank you!
7. Several people responded that they would be interested in getting involved. Will communicate the contact details separately.
- ii. Michelle: paper option
  1. 8 surveys
  2. Have lived here a variety of years 4-37 years
  3. Lakes, water, friendly neighbors, quiet neighborhood, nature
  4. Druce Beach Improvements, Boat Launch improvements, new community events were top areas that people would like to see improved
    - a. Additional topics that were noted: Canoe/kayak launch area, more get togethers.
  5. "Is there anything the Mariner's Cove Community Association (MCCA) can do to improve the quality of living in this community?"
    - a. Possibility of helping people recognize yard/plant maintenance issues at their home.
7. Ponds update: Steve
  - a. Final inspection two weeks ago. Overall very positive but inspector asked to pay attention to sump pump areas for erosion. Finalizing report and reimbursement request.
  - b. Encap will reseed areas along the large pond in late fall.
  - c. Drone pictures: Margie
    - i. Pictures of before and after will be used in final report and supplied to homeowners and Village.
  - d. Diffused air system: Margie/Steve
    - i. Similar to bubbler on Third Lake.
    - ii. Suggested three for large pond and two for small pond; compressor is used to push air. Soundproof box can be procured.
    - iii. Maintenance would be required. **ACTION:** would need an estimate on yearly cost.
    - iv. Would like the board to visit a site where we can see the equipment.
8. Village update: Mayor Butch Buckley
  - a. Delays in federal budget for MVT led to road resurfacing being pushed to 2024.
  - b. Will hold an open house in Spring to show new Public Works building and Third Lake Dam Park (grass area in front on Village Hall).
  - c. Village has older buoys that may be repurposed for swim area (will need new decals).
  - d. New ordinances will be published in the next few months.

- e. Trick or Treating is on Halloween (4-7pm).
  - f. Dam is open Nov 1. All piers, toys, lifts should be removed by Nov 1.
  - g. Option to “buy” bricks to place near flagpole.
9. Landscaping Committee Report: Margie
- a. Seeding Druce Lake Peninsula
  - b. Juarez has some additional work remaining on Druce Lake Beach area.
  - c. Sink hole in pond has been filled.
  - d. Another sink hole on peninsula has been identified. Will be filled in.
  - e. **ACTION:** decide on sponsorship bench plaques (good for lifetime? Yearly?)
10. Lockbox on launches: Margie
- a. Knox padlocks for Fire Department access
  - b. Motion to approve two Knox padlocks: Margie
    - i. Second: Michelle. All approve.
11. Meeting board signs: Jill/Dianna
- a. **ACTION:** Table to next meeting (January).
12. New Business
- a. Steve: concrete on Third Lake driveway launch is cracking. May need to address soon.
  - b. Homeowner requested the HOA to come and look at an overhanging tree that is HOA property (215 Windjammer Ln).
13. Motion to adjourn: Michelle
- a. Seconded: Margie. Adjourned: 8:40pm.