

DRAFT

STRAWBERRY HILLS ESTATES HOME OWNERS ASSOCIATION
ANNUAL MEETING
May 3, 2001

I. Call to Order and Roll Call

- A sign in sheet was passed and 27 lot owners were present which constitutes a quorum under Association Bylaws.
- Those present introduced themselves and their location within the subdivision.

II. Minutes 2000

- Minutes from the 2000 annual meeting were distributed, read and approved.
- Kim made note that minutes from the board meetings of the past year may be obtained by contacting Kim, including minutes from the boat lottery meeting.

III. Treasurer's Report

- Beginning balance: \$4347.64. Received \$4408.74 in total deposits. Total expenses: \$3337.85.
- Ending balance: \$5418.53. Total assets: \$7308.53.
- The Treasurer's Report was accepted.

IV. President's Report

- Both boards became involved in rectifying a situation regarding the boat slip lottery this April. As a result, both boards have agreed to develop and implement a more formal boat slip assignment process this year.
- Both boards have agreed to reinstate the joint access committee which has not been active for the past two years. The new joint access committee will consist of at least one member from each board as well as volunteers from the neighborhood.
- Repair of the boat ramp is scheduled for approximately May 13th, depending on weather and other conditions. The cost of \$3300 will be covered by funds from the boat slip lottery. The construction should last about one week and will consist of removing some of the concrete slabs, grading and reinstalling one slab and pouring concrete for the remaining reconditioned area.
- The seawall is also in need of repair or replacement. Cost to repair is \$5800 and cost to replace is \$10,000. Our board has agreed by consensus that repair needs to be done to the seawall. The bluff's board has not agreed at this time.
- The President has requested that the bylaws be brought up to date. This project will require attention by the new board.

V. Committee Reports

- Kim states the annual garage sale will be May 18-19 and a flyer was distributed.
- May 20 will be "Bring a Rake to the Lake" Day for park cleanup.

VI. Old Business

- Road Paving Assessment: Art Czabaniuk dealt with the issue of payment for paving Gallagher to the access with Jim Roach (SPB) and the issue is now resolved.

- Zebra Mussels: Mention made of the numerous zebra mussels in our lake and to use extreme caution when using the lake.
- Gypsy Moths: Don't appear to be an issue this year.
- Radon kits were made available at the meeting.
- Use of money from access committee for repairs
 - A. We approached the bluff's board to repair the ramp and seawall and there is approximately \$6,000 in the account which would cover the repairs.
 - B. Pat Anderson was concerned that there is no maintenance done on the pontoon side and she is concerned that there is no communication on how the money is spent.
 - C. Dick mentioned that a new joint access committee would solve this problem.
 - D. Pat Anderson mentioned that Steve Larson has offered to form a website to improve communication in the neighborhood.
 - E. Dick mentions the Mumford Park keyhole, which was found to be operating an "illegal marina", resulted in a lawsuit and a loss of boat slips. There is a concern that if we cleaned up the pontoon side we would be drawing attention to ourselves.
 - F. Donna Marks is concerned that there is a loss of land on the pontoon side because there is no seawall there. Brian Lorge mentions that we may be operating an illegal marina and we could be reduced to 4 or 5 slips if the DNR gets involved.
 - G. Dick questions the source of funding for such a project. Joint Access Committee needs to be formed to make these decisions. Don Clement, who helped in the construction to form the seawall, says that the construction would draw the attention of the DNR. Steph Bishop mentions that some have proposed we apply for a marina permit.

VII. New Business

- Rejuvenate the Joint Access Committee
 - A. Would consist of board members and volunteers.
 - B. Need to revamp boat lottery process.
 - C. Need to deal with ramp and seawall repairs.
- Trash Pick Up
 - A. Proposal that there be one trash hauler for all.
 - B. Bluffs voted unanimously for Monroe's
 - C. Flyer listing advantages and costs was distributed.
 - D. Those present using Monroe's had no complaints.
 - E. Straw vote to determine who would be willing to use Monroe's. All but one voted for Monroe's. Must have 85% of homeowners to get special rate. Each neighbor needs to contact Monroe's individually.
- Fences: Fences are prohibited in deed and use restrictions for bluffs. Only "outside structures" are prohibited for the estates, except with board approval. Clarification needs to be made in the bylaws.
- Pets: Craig Mestach mentioned that stray pets are wandering the neighborhood. Exercise responsible pet care when walking pets. Don Clements mentioned that there is a leash law in Hamburg Township.

VIII. Election of Officers

- Ballots were handed out. Dick Lawrence, Pete Murphy, Jen Howard and Bob Henry were on the ballot. Kevin Fillion was added to the ballot from the floor. All were elected to the board.
- Agreement made that five people may be on the board.

IX. Other Concerns

- Pete Murphy collected names of volunteers for the access committee.
- Donna Marks asked if board meetings are open to non board members. She requested announcement of the meetings so that voices from the neighborhood can be heard. Dick responded that others have attended meetings; however, it is difficult to get meetings together for board members to meet. Also, meetings are held in homes where there is not a lot of space for a large crowd. Dick stated that we could schedule the meetings to be held at the Senior Center, but that would take some awareness of how many non-board members would attend. Typically it is hard to find a time that all board members can get together and some meetings are on short notice. Very few, if any property owners would attend. Larry Gauthier mentioned that board meetings are often spontaneous and difficult to put together and it may be too much to ask that the board meetings be announced. If one has a strong desire to attend board meetings, one should volunteer to be a member of the board. A website announcement would be useful.
- Brian Lorge mentioned that an ad hoc committee may be useful to work on the bylaws.

Meeting adjourned 8:57 pm.

Respectfully Submitted,

Kimberly Koning-Randall, secretary