

STRAWBERRY POINT BLUFFS HOA 2021 ANNUAL MEETING MINUTES

Meeting convened by HOA President Craig Haitz at 12:05pm (noon) at the Access Park on Saturday, May 1, 2021. Meeting called to order. All six current/past Board members were present.

Note: Prior to the annual meeting, John Greko informed the Board that he was no longer seeking re-election and asked that he be removed from consideration.

Introductions

New homeowners in the HOA were introduced:

Rayann Figler	5221 Gallagher
Mark & Alayne Evans	4899 Gallagher
Russ & Linda Brown	5277 Gallagher
Jason & Ashley Garrity	5262 Gallagher

We went around the group and everyone introduced themselves. There were 24 households in attendance and 10 HOA board voting absentee ballots turned in before the meeting. A big thank you to Beth Freiberg for taking role.

Report of HOA Officers

Tod Dalrymple, HOA secretary, read the 2019 Annual Meeting minutes. There was no annual meeting in 2020 because of the covid-19 pandemic. Tod highlighted that the seawall had been installed in May of 2020 and that the HOA dues had been increased from \$50 to \$125 by a homeowners' vote (mailed ballots) in July of 2019.

Frank Nelson, HOA Treasurer, reported on the finances of the HOA, and a paper copy was distributed to everyone present. Craig commented that the HOA has expenses of roughly \$4,000 per year and the largest expense is insurance. There were a few comments about the lawsuit expenses of the past few years.

John Greko, HOA board member, gave a report on activities at the Park. The largest project was the new rock seawall, constructed in May of 2020. A new fire pit was installed and new benches had been donated and installed. The old swim raft was sold and a new one purchased. A new surround was installed for the porta-potty. A maple tree was planted. Maintenance items included refurbishment of grills, repair and painting of picnic tables, swim area sand, and mulch spread in the pontoon slip area. John mentioned that the porta-potty rental had cost \$588 and the contract with MowDaddy for mowing and cleanup was \$1600. He also mentioned that several homeowners had made donations to the Park. John commented that the Pontoon slip lottery had been held on March 21, 2021. There were 15 participants in the lottery, with the 12 slips determined by a bingo ball/bingo cage drawing. The slip donation was \$350, and all 12 donations were collected at the drawing meeting. Tod Dalrymple added a comment that the southern portion of the seawall, by the pontoon slips, has held up well and looks like the installed state, while the portion north of the boat ramp has many rocks that have been disturbed and fallen into the lake. Homeowners should expect there to be several years of maintenance/repair of the seawall, especially by adding more rock/boulders.

Craig opened the meeting to new business and asked for any comments

Debbie Sullivan asked about the status of having a new homeowner's directory produced. Craig replied that that has not happened in recent years. Debbie volunteered to create one.

There was a question about the Strawberry Point Nature Preserve (sign for this is down near the river adjacent to Merv Walsh's house). People commented that this is owned by the Livingston Land Conservancy, and they might want to talk to Merv about it.

[Strawberry Point Nature Preserve | Livingston Land ...
https://livingstonlandconservancy.org › strawberry_poi...](https://livingstonlandconservancy.org › strawberry_poi...)

[Livingston Land Conservancy](#)

HOA Board Voting

There was some discussion, led by Craig Haitz, about the HOA Board, people who are currently serving and people whose terms are ending.

Terms ending:

Craig Haitz, President

Marge Allen

John Greko

Frank Nelson (resigning from the board with 1 year of his term still left)

Terms continuing for 1 year:

Jim Dwyer, Vice-President

Tod Dalrymple, Secretary

Before the meeting Scott Treat and Joe Ouillette had volunteered to be nominees for the board. During the meeting, Jason Garrity and Mike Donovan also volunteered. Craig Haitz made a motion that all 4 nominees be voted onto the HOA Board. Motion seconded and unanimously approved.

The new board consists of:

Lakeside:

Jim Dwyer (1 year left in term)

Tod Dalrymple (1 year left in term)

Scott Treat (beginning 2-year term)

Off-Lake:

Joe Ouillette

Mike Donovan

Jason Garrity

The Board will determine which off-lake Board member will be replacing Frank Nelson and serving the 1 year remaining in that term.

Motion to adjourn the meeting was proposed and carried. Meeting adjourned.

Respectfully Submitted,
Tod Dalrymple, Secretary Strawberry Point Bluffs HOA
May 1, 2021

-- Attendees:

- 1 Allen, Marge
- 2 Bennett
- 3 Dalrymple, Tod
- 4 Evans
- 5 Donovan, Mike
- 6 Dwyer, Jim
- 7 Freiberg, Beth
- 8 Garrity, Jason & Ashley
- 9 Greko, John & Nancy
- 10 Haitz, Craig
- 11 Hart
- 12 Hyaes
- 13 Heffelfinger
- 14 Hoeft, Gary
- 15 Muir, Ron
- 16 Nelson, Frank
- 17 Ouillette, Joe
- 18 Patton, Sue
- 19 Sullivan, Debbie
- 20 Swanson, Anne
- 21 Swanson, Dave
- 22 Taylor, Don
- 23 Treat, Scott & Kristi
- 24 Visos