

## STRAWBERRY POINT BLUFFS HOA 2023 ANNUAL MEETING MINUTES

Meeting convened by HOA President Jim Dwyer at noon at the Access Park on Saturday, April 29, 2023. Meeting called to order. All six Board members were present. Jim made a few introductory remarks and then had everyone introduce themselves. An attendance sheet was passed around.

### Report of HOA Officers

Tod Dalrymple, HOA secretary, read the 2022 Annual Meeting minutes. There was no annual meeting in 2020 because of the covid-19 pandemic. Tod highlighted that the JAC was a large part of the discussion in 2022 and the seawall had been installed in the Spring of 2020. Election of HOA board members was another key part of the HOA annual meeting. Weed control on the chain of lakes was discussed from 2022 and it was mentioned that this will continue in 2023. Role was taken (sign-in sheet) and there were 14 voting households in attendance in 2023 (list at end).

Mike Donovan, HOA Treasurer, reported on the finances of the HOA, and a paper copy was distributed to everyone present. Mike noted that the two insurance policies were the largest items in the budget. Because of the dues increase to \$125 per year, the finances are in pretty good shape. The 2023 budget as distributed does not have any monies allocated for JAC major improvements.

Joe Ouillette, HOA board member and JAC president, gave a report on activities at the Park. The largest past project was the new rock seawall, constructed in May of 2020. The Pontoon slip lottery has been held and slips allotted (see website for details). The slip donation was \$350, and all 12 donations were collected. Joe commented that the park was in pretty good shape as far as ongoing maintenance items – tables, port-o-potty, mow-daddy, etc. The seawall reinforcement (north end) was included as a maintenance item in the 2023 JAC budget. (The SPBHOA board had already approved the maintenance part of the 2023 JAC budget). The front gate area and the boat launch were mentioned as major cost items to deal with, create a plan, etc.

### HOA Board Voting

The ballot sent out to the HOA members had both Scott Treat and Mike Donovan listed as running for re-election. Not on the ballot, but a strong write-in candidate was John Greko. There were no additional volunteers for HOA board members. Jim asked for a vote on the existing ballot, including John Greko, and there was a unanimous yes vote. There were 12 signed ballots collected during and prior to the annual meeting.

Scott Treat, Mike Donovan, and John Greko were elected to the HOA board.  
Jason Garrity, Tod Dalrymple and Jim Dwyer are continuing members of the board.

Jim opened the meeting to new business and asked for any comments. No new business issues were raised.

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

Respectfully Submitted,  
Tod Dalrymple, Secretary Strawberry Point Bluffs HOA May 1, 2023

-- Attendees:

- 1 Dalrymple, Tod
- 2 Donovan, Mike
- 3 Dwyer, Jim
- 4 Fett, Gary & Ruth Ann
- 5 Garrity, Jason & Ashley
- 6 Greko, John & Nancy
- 7 Hayes, Mike & Frankie
- 8 Ouillette, Joe
- 9 Patton, Sue
- 10 Phillips, Gary
- 11 Sullivan, Tom
- 12 Taylor, Don
- 13 Treat, Scott
- 14 Welford, Chuck

Addendum, May 9, 2023: An HOA board meeting was held at Jim Dwyer's house. Mike Donovan was absent (out of town). The HOA board voted for the HOA board positions as follows:

President:	Jim Dwyer	lakeside
Vice-President:	Scott Treat	lakeside
Treasurer:	Mike Donovan	off-Lake
Secretary:	Tod Dalrymple	lakeside
Access Committee:	Jason Garrity	off-Lake
Member at large:	John Greko	off-Lake