

Minutes of the 2020 Lake of the Woods Homeowners Association Annual Meeting
February 3, 2020

Meeting called to order at 7:05 PM at the Fairlawn Lutheran Church, 3415 W. Market Street.

Introduction of board members – Sharon Shapiro introduced all Board Members, including Carrie Brown who could not attend.

Voting procedures adhered to the bylaws: 1 vote per property; 1 ½ vote for owners with 1 ½ lots. Three proxies were accepted.

Notice of this meeting was sent to all homeowners twice. Per the sign-in sheet, 26 lots *are* represented, well above our 20% threshold of 17. Quorum established; and the meeting proceeded.

2019 Minutes Approval

Dale Freygang moved to waive reading of the minutes as they had been pre-distributed and to approve the 2019 minutes as distributed. Before the motion was seconded, Dave Standard moved to not approve the 2019 minutes based on his concern over the accuracy of the minutes. Motion seconded by John Benisch. After discussion, the vote was held on the motion: final tally was 4 votes in favor, 13 opposed, 3 abstained. Therefore, the motion did not pass.

Brian Gage made a motion to not have him referred to as an attorney, motion was seconded and the vote was held: 27 in favor, 0 opposed, 0 abstentions. Therefore, the motion passed.

Additional discussion ensued asking for clarification of Dave Stannard’s objections. No motion was made.

Dale Freygang made a motion to approve last year’s minutes as amended. The motion was seconded and the vote was taken: 17.5 approved, 0 opposed, 5 abstained. Therefore, the 2019 minutes were approved.

President’s Report on last 6 months:

- a. Meetings - 5 Board, 2 Lake Committee, 2 Special
- b. Brick Entryway Wall Restoration
- c. Trees Professionally Trimming
- d. Front Lighting Check and Repair
- e. Removal of Permanent Structure, Outdoor Lighting Improved at same residence
- f. Averted Immediate Lake Dredging
- g. Research:
 - i. Formation documents
 - ii. Lake
 - iii. Landscaping

2019 Treasurer Report

After the Treasurer's report was distributed, a discussion ensued. Questions were raised as to why the Treasurer's report was not issued before the meeting; why legal expenses were paid without a specific homeowner vote; should homeowners approve certain expenditures before the Board can act; is there a 2020 budget. The Board explained that all procedures and expenditures were in compliance and authorized by the bylaws.

The 2019 Treasurer's report was acknowledged (a vote to approve a Treasurer's Report is not currently advised as a procedural action – Ref. Robert's Rules.)

Plan for the Future; presented by President Sharon Shapiro:

- a. Working with a Law Firm Specializing in Homeowners Associations, Kaman and Cusimano, for Clarification of our Formation Documents and Organizational and Procedural Matters (\$700 annual fee)
- b. Evaluating our Reserves - what we need and when?
- c. Responsibilities for the Lake
- d. Landscaping in front of the entryway island

Election of Board Members

Board members are elected to the board, not to a specific position. Once elected, the Board will decide who plays what role.

Current Board members Sharon Shapiro, Dale Freygang, Kathy Negrelli and Carrie Brown are willing to remain on the Board. Jim Stetz decided not to serve another term. Dale Freygang nominated Jim Krumpelman for the 5th member on the Board; seconded by Mike Pancoe. No additional nominations were presented. A vote was taken for these five homeowners to serve on the Board. Final vote tally was 23.5 approved, 0 opposed, 0 abstained. Therefore, these five homeowners were elected to the Board.

Election of Architectural Review Board

In the past, the HOA Board has acted as the ARB. In accordance with our bylaws, we are now electing members of the ARB. The duties and responsibilities of the ARB, as described in the C&R, was read aloud.

After a brief discussion and several questions, Jim Stetz made a motion to nominate Sharon, Kathy, and Dale as members of the ARB. This motion was seconded and approved by a count of 27 to 0, with no one abstaining. Therefore, Sharon Shapiro, Kathy Negrelli, and Dale Freygang are elected to the ARB.

New business/old business -

Two topics of general community interest were discussed:

1. Fairlawn GIG (fiber optic internet service)
Separate communication will be distributed. This is not a Board issue.
2. Road resurfacing and potholes (this is also not a Board issue)
 - a. Potholes should be reported to the City by homeowners.
 - b. Previously, homeowners did submit a petition to the City for street resurfacing. Lake of the Woods streets are considered to be a lower priority based on worse condition of other streets in the City.

The meeting was adjourned at 8:26 PM.

Attending the meeting were:

Board members in attendance; Sharon Shapiro, Dale Freygang, Kathy Negrelli, Jim Stetz

Residents in attendance; John Benisch, Carrie Brown (proxy), Dave & Marian Carpenter, Rich Doncaster, Sandi Freygang, Brian Gage, John Garger, Sherry Hellman, Marian Houser (proxy), Ken & Annie Jonas, Mishelle Harringer, Frank & Pam Kokomoor, Jim Krumpelman, Andrew Kurman, Henry Kwee, Jeremy Lake, Joyce & Marty Maatz, Jeff & Lori Mitchell, Josephine McGrath, Donald Meltzer, Lisa Nunez, Mike Pancoe, Kevin & Denise Schaffner, Dave & Tina Stannard, Kristin Stetz, John & Betsy Tancous, Alix Vernon (proxy), Sarah Horrigan