

Lake of the Woods Homeowners Association, Inc.

2021 Annual Meeting Minutes

1. Call to order 27-OCT-21 7:07 PM
 - a. Welcome – Sharon Shapiro
 - b. Introduction of new homeowners
 - c. Introduction of Nick Meinert, J.D., Kaman & Cusimano, LLC
2. Notice of meeting (emailed 10-2-2021)
 - a. Confirmation of Quorum - 45 homeowners attended. 32 properties represented, including 2 proxies. 17 properties needed for a quorum.
3. Approval of Minutes of 2020 Annual meeting
 - a. Previously emailed 03-13-2020.
 - b. Also attached with the announcement on 10-1-2021 of this annual meeting
 1. Gary Himmel
 2. Dale Freygang
 3. Passed
 - a. Minutes approved
 - b. No reading since it was previously emailed out.
4. Officer reports
 - a. Treasurer's 2020 report – Kathy Negrelli
 - i. Previously emailed 05-21-2021
 - ii. Also attached with the announcement on 10-1-2021 of this annual meeting
 1. Dues 100% paid
 2. All payments received within 2 months
 - b. President's report – Sharon Shapiro
5. Election of members of the Board
 - a. Election of One Board Member
 - Position currently filled by Nick Herstich, who was elected by Board after Carrie Brown's departure to fulfill the remainder of her term.
 - Denise Schaffner vote counter
 - Other candidates – none
 - Motion to close floor and elect Nick for a three-year term.
 - Dale Freygang
 - Andrew Kurman
 - Motion unanimously approved
 - b. All other Board members are serving un-expired terms; no election required.
6. Old Business – Discussion by Nick Meinert, Esq.
 - a. LOW pond

Mr. Meinert reviewed the current HOA responsibilities and limitations per existing documents.

7. New Business – Discussion by Nick Meinert, Esq.
 - a. Review of current By-laws and Restrictions & Covenants
 - b. Need for updated By-laws and Restrictions & Covenants

Mr. Meinert reviewed the existing HOA By-Laws, and Restrictions & Covenants. He provided a legal perspective as to why these documents need to be updated, answering many questions from several residents. He also reviewed the process that K & C has initiated in the document re-write, and how a K & C attorney would attend a general meeting of residents to present the proposed re-written documents.

8. Adjournment

The meeting was adjourned at 8:30 PM.

2021 LOW HOA Board members:

Dale Freygang - Nick Herstich - Jim Krumpelman - Kathy Negressi - Sharon Shapiro