

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION, INC.

Meeting of Board of Trustees
February 20, 2026

A meeting of the Board of Trustees of Lake of the Woods Homeowners Association, Inc. ("the Board"), was called to order at 2:15 p.m. in the home of S. David Worhatch, Secretary. Board members in attendance included Dale Freygang, S. David Worhatch, and Gary Himmel, each having received notice of the meeting from the Secretary by e-mail transmission in advance of the meeting.

A copy of the agenda for the meeting accompanies the record copy of these minutes.

The minutes of the February 3, 2026, meeting of the Board were approved as presented by the Secretary.

The Treasurer updated Board members on the status of efforts to collect annual fees for 2026. He reported that 13 households still have not remitted fees for this year. Mr. Freygang said he would reach out to each of those households in hopes of repeating last year's results of 100% collection by the end of March.

The Treasurer reported further that \$10,000.00 in the Association's operating account was transferred recently to an interest-earning money market account.

Among the suggestions discussed for the March newsletter was to highlight the forthcoming virtual "Town Hall" conference relating to the proposed updates of the Declaration and the Bylaws.

Mr. Freygang reported that he will be soliciting a quote or two from landscaping contractors for a new lighting system for the entranceway sign as an alternative to merely relocating the photosensor detector now shielded by thick shrubbery.

Mr. Himmel agreed to take the laboring oar in seeing to it that the overhanging shrubbery to the east of the entranceway at Smith Road is pared back to improve sight-lines looking eastward as one exits the subdivision. Mr. Freygang reminded Board members that the landscaping contractor works within the Association's landscaping easement when performing trimming services, so advance notice to the adjoining property owner should not be required by anyone tending to any work to the east of the entranceway.

Mr. Worhatch inquired of Mr. Freygang's progress in locating certain archived official records of the Association noted after Mr. Worhatch reviewed the records supplied by the immediate past Secretary. Mr. Freygang reports that he has a box of records that he has not reviewed and will see if some of the missing records are in that box. He said he would try to determine which former officers may have records in their possession. Mr. Worhatch explained to his colleagues in earlier correspondence that he would like to scan and digitize all of the Association's records.

Mr. Worhatch reported that Section 5(a) of Article II of the Bylaws contemplates an annual meeting to be convened on the first Wednesday of January every year. He noted, for information purposes, that the proposed revision of the Bylaws would afford future boards more flexibility in the scheduling of annual meetings by allowing such meetings to be convened, on notice, at any time between January 1 and April 30 during any given calendar year. Mr. Worhatch urged his colleagues to try to schedule the annual meeting as soon as practicable, but it was agreed nonetheless to defer further discussion of a date for the annual meeting until the Association's counsel responds to the Board's recommendations for a final set of amendments to the Declaration and Bylaws and agrees to join the Board in conducting a virtual "Town Hall" video conference to go over the proposed documents with the membership of the Association.

A discussion ensued about the latest (fourth) draft of the proposed amended and restated versions of the Declaration and Bylaws. Mr. Freygang indicated that he agrees with the various changes made by Mr. Worhatch following the Board meeting of February 3, 2026. Thereupon, the floor was turned over to Mr. Himmel to highlight any concerns or questions he had inasmuch as he could not be present for the earlier meeting.

Mr. Himmel focused on the proposed revisions of the Declaration relating to what he perceives to be the issues that will impact the greatest number of property owners. In the end, Mr. Himmel concurred in Mr. Freygang's assessment of the latest drafts of the two documents.

It was agreed that in communicating the proposed changes to the membership, the Board should focus on the need to update 40-year-old documents to bring the Association into the 21st Century and to promote the prospects for resale for the members in that the current organizing documents do not take advantage of technological developments that would allow Association business to be conducted more effectively, efficiently, and conveniently. It also was agreed that members should be apprised of the changes in Ohio law that require amendments of the Association's organizing documents for compliance. Mr. Worhatch agreed to work with the Association's counsel in preparing a list of changes in the Ohio Revised Code that will be satisfied by the proposed amendments and to share the same with the membership in a future newsletter or e-mail blast. Mr. Himmel emphasized that communication with the membership should focus on what the members stand to gain by the approving the amendments while Mr. Worhatch added that he believes the members should be advised about the likely consequences of rejection of the proposed changes. Mr. Himmel agreed to put together a summary of the highlights of the proposed changes and the reasons members should agree to approve them. Mr. Worhatch agreed that the notice of the virtual "Town Hall" meeting would include that summary.

Mr. Worhatch was authorized (1) to submit the fourth draft of the proposed amendments to the Association's counsel, red-lined to reflect changes made to the version originally prepared by such counsel, (2) to determine whether counsel's review will be covered by the lump sum fee remitted when engaged to provide the drafts of the proposed

revisions, and (3) to secure an estimate of the fee, if any, that will be charged for counsel's services in this regard.

There being no further business to come before the Board, the meeting was adjourned, *sine die*, at 3:30 p.m.

/s/ S. David Worhatch
Secretary