

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION, INC.

Meeting of Board of Trustees
February 3, 2026

A meeting of the Board of Trustees of Lake of the Woods Homeowners Association, Inc. ("the Board"), was called to order at 1:00 p.m. in the home of S. David Worhatch, Secretary. Board members in attendance included Dale Freygang and S. David Worhatch. Gary Himmel, having received notice of the meeting, was unable to attend due to an unexpected conflict on his calendar.

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

It was agreed that Mr. Worhatch would compose and circulate a newsletter to include the following topics: Mr. Himmel's biography; interim disposition of an Association member's suggestion regarding "Geese Crossing" signs; reminders to the members respecting any street lights that may need maintenance; organizing for Association-wide event for such holidays as Independence Day and Halloween; the availability of city advisories via the social media platforms maintained by the City of Akron, the Mayor, and our Ward 8 councilman; and the expenditure of Association funds to cover the costs of chemical treatment of the lake to minimize long-term costlier alternatives that likely would be faced if maintenance were to be deferred so as to require extensive dredging operations.

Mr. Freygang presented his latest Treasurer's report, a copy of which accompanies the record copy of these minutes. He noted that the owners of all but 19 of the Association's 83 lots had paid their annual assessments by the January 31, 2026, due date and that he would begin the process of contacting those who have not yet met their obligations. It was noted that there was 100 percent compliance in 2025. Mr. Freygang reported that as of February 2, 2026, the Association has \$52,396.74 on hand, of which \$29,067.31 are funds invested in certificates of deposit to cover contingencies. Last year the Association expended \$16,566.16 for maintenance, taxes, administrative, and miscellaneous expenses. Upon a motion made and duly seconded, the Treasurer's report was accepted without modification or supplementation.

Mr. Freygang presented as part of his report a summary of the Board's involvement in the AquaDOC chemical treatment process for the lake (referenced above). Last year, reimbursement checks were sent to the owners of seven lakeside parcels, totaling \$686.79 for such treatment performed in 2024 and remitted to AquaDOC some \$1,020.00 to cover treatment performed in 2025. Mr. Freygang noted that the Board had approved these expenditures last year and that provisions would be made in the budget for the 2026 fiscal year to cover such expenses again.

A concern raised by a member of the Association about the indiscriminate display of outdoor lighting was discussed. Messrs. Freygang and Worhatch agreed that the owner(s) of one lot in particular continue to display such lighting in a way that seems to be inconsistent with the character and overall design within the built realm of our

subdivision. The use of long strings of Christmas lights year-round was noted and the members of the Board in attendance agreed that the issue warranted the attention of Association management. As Mr. Himmel was not present, the other two trustees agreed to defer the discussion of next steps until all were present to discuss the issues involved.

Mr. Freygang reported that a decision on what to do with the photocell/sensor regulating the lights for the landmark entranceway sign will have to be made now that spring is around the corner. As the long-term solution may involve investing in a new lighting system rather than just relocate the photocell/sensor so the lights will not remain burning during daylight hours, it was agreed that further discussion should be deferred until all board members are present.

Mr. Freygang noted the work he personally did in trimming shrubbery in and about one side of the landmark entranceway sign to improve traffic sightlines at the intersection at Smith Road and remarked that further work probably will be required for the other side of the sign.

Messrs. Freygang and Worhatch agreed to redouble their efforts to find archived records of the Association after the immediate past Secretary reported that he had turned over to Mr. Worhatch all records in his possession. Mr. Worhatch noted that there are various gaps to those records and asked Mr. Freygang for his ideas respecting the prospect of approaching former board members who may be able to help by supplying records or copies of records that they may have in their possession. Messrs. Freygang and Worhatch agreed to work together to search for the missing records. Mr. Worhatch noted that the records for recent years appear to be relatively complete and that he has not noticed the absence of any critical records of the Association. Mr. Worhatch said that he nonetheless is most concerned about records that may be of historical or archival significance should determining the origins of certain actions taken by the Board become necessary in the future.

The balance of the meeting was devoted to reviewing Draft 3 of the proposed revised Declaration and Draft 3A of the proposed revised Bylaws. Messrs. Freygang and Worhatch agreed on all final changes. Mr. Worhatch committed to assembling a final set of proposed changes following the agreement reached on certain terms as today's meeting and to provide Mr. Himmel with a copy of the same for his review before sending those changes to the Association's counsel a week thereafter. Plans for inviting the members of the Association to review the proposed changes by a video conference and formal notice of the final version of such changes were deferred pending counsel's response to the Board's proposed changes.

There being no further business to come before the Board, the meeting was adjourned, *sine die*, at 2:25 p.m.

/s/ S. David Worhatch
Secretary