

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION, INC.

Meeting of Board of Trustees

March 7, 2026

A meeting of the Board of Trustees of Lake of the Woods Homeowners Association, Inc. (“the Board”), was called to order at noon in the home of S. David Worhatch, Secretary. Board members in attendance included Gary Himmel, Dale Freygang, and S. David Worhatch. Each board member 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 26, 2026, meeting of the Board, as prepared by the Secretary, were unanimously approved as presented.

Board members agreed to focus their time on a review of the comments made by the Association’s counsel in respect of the board’s refinement of counsel’s drafts of a new Declaration and Amended and Restated Bylaws of the Association. Each of counsel’s comments was reviewed and board members digested the notes to be shared by the Secretary with the Association’s counsel. It was agreed the Secretary would solicit counsel’s cooperation in responding to certain questions and assimilating the board’s refinements in final drafts to be presented to the membership for consideration and approval. It was agreed that the versions that would be presented to the membership would be those fashioned by counsel after due consideration of the consensus reached among board members in response to counsel’s recommendations.

With respect to the March 26, 2026, “Town Hall” meeting taking place by video conference, it was agreed that the Association’s counsel would be called upon to lead all discussions and field all inquiries, leaving board members to discharge supporting roles in facilitating the dialog with the members. The Secretary went over modifications he made to the notice of the “Town Hall” meeting that he will publish during the week of March 9, 2026.

The board voted to set May 7, 2026, as the date of the 2026 annual meeting of the members. The meeting will convene at 6:00 p.m. at the Northwest Akron Family Recreation Center, 1730 Shatto Avenue, Akron, Ohio 44313. Mr. Freygang agreed to firm up arrangements with the City of Akron for the selected date and time. Mr. Worhatch agreed to circulate to the Board members a draft notice of the annual meeting to be sent to all members of the Association.

In other business, board members expressed agreement that the newsletters should continue to offer adequate information about the board’s activities to keep members informed of the latest developments in a timely manner.

Upon a motion made by Mr. Freygang and seconded by Mr. Himmel, board members agreed unanimously to retire to executive session to discuss the contract proposals of C & S Lawn Service and Landscape and John's Tree & Landscaping Service for maintenance work on the entranceway landscaping in 2026 and possible negotiation relating to such bids. Following completion of the executive session, the board reconvened in open session.

Upon a motion made by Mr. Worhatch and seconded by Mr. Freygang, it was agreed unanimously that the bids of C & S for annual landscaping and lawn maintenance and bed maintenance should be accepted in the amount of \$6,414.54 for the landscaping and lawn maintenance work and at the rate of \$65.00 per hour for bed maintenance work.

Upon a motion made by Mr. Freygang and seconded by Mr. Himmel, a proposal to accept the bid of C & S for mulching was presented. Following discussion, Messrs. Himmel and Freygang voted to accept the C & S proposal of \$3,102.00 for this work and Mr. Worhatch voted against the measure. Mr. Worhatch indicated that he at least would have preferred to ask the incumbent contractor to match the lower competitive bid before approving the C & S bid for the mulching work. Mr. Himmel observed, in response, that C & S has done a commendable job in restoring the entranceway in recent years following periods of less than adequate service by other contractors and said the relatively small difference in the two bids would not be worth risking the relationship with a contractor doing satisfactory work. Mr. Freygang committed to Mr. Worhatch that he nevertheless would inform C & S that the vote to approve its bid for the mulching service was not unanimous this year.

The board unanimously approved the bid of AquaDOC to apply MuckBiotic Pellets to the lake, as was done in 2025. The contract was approved at a cost of \$1,020.00 for the 2026 application.

There being no further business to come before the Board, the meeting was adjourned, *sine die*, at 2:51 p.m.

/s/ S. David Worhatch
Secretary