

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION, INC.

Meeting of Board of Trustees

April 6, 2026

A meeting of the Board of Trustees of Lake of the Woods Homeowners Association, Inc. ("the Board"), was called to order at 11:00 a.m. in the home of S. David Worhatch, Secretary. Board members in attendance included Gary Himmel (by telephone), Dale Freygang, and S. David Worhatch. The Association's attorney, Nick Meinert, Esq., also attended the meeting by video conference by invitation of the Board. 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 March 7, 2026, meeting were amended upon unanimous approval of the Board members to align with Mr. Freygang's request that the executive session portion of the meeting be recorded separately from the minutes of the open session portion in accordance with guidance offered to the Secretary by the Association's counsel. Those guidelines are that matters relating to contracts under negotiation, vendor bids not accepted, contracts including a confidentiality term, issues pertaining to enforcement of the Association's Declaration, Code of Regulations, and/or rules, Architectural Review Board proceedings, and matters covered by attorney-client privileged communications should be reserved for review in executive session. The members of the Board thereupon approved the minutes of the March 7, 2026, meeting to excise the executive session details relating to review of bids made by two vendors and possible negotiation respecting such bids.

The minutes of the March 21, 2026, meeting were approved, as presented by the Secretary.

The Board then asked the Association's counsel for details about the logistics and administration of the balloting process in soliciting the members' votes on the proposed Amended and Restated Declaration and Amended and Restated Bylaws. Mr. Meinert outlined the process for distributing a cover letter to the members to orient them to the balloting process, preparing and distributing the final version of each instrument about which a vote will be cast, and harvesting all ballots from members wishing to cast a vote on the issues before them. Mr. Meinert made it clear that there is no provision in the law or the current Declaration or Code of Regulations that would require a secret ballot and noted that he would recommend against a secret ballot process because each member submits a ballot outside of a formal meeting. Mr. Meinert then confirmed that the Board need not set a deadline for balloting, as the process may remain open for as long as the Board determines the respective measures could be approved given the number of ballots not yet returned. He further recommended that members be directed to return their ballots to the Secretary of the Association as a central collection point.

The Board members agreed that no deadline for balloting would be set and that the members of the Association would be allowed as much time as they individually would need to cast a ballot on the proposed amendments to the organization documents as long as the outcome of the referendum process was still in doubt.

The Board thereupon authorized the Secretary to issue an official notice of the annual meeting to be conducted on May 7, 2026, at 6:00 p.m. at the Northwest Akron Family Recreation Center, 1730 Shatto Avenue, Akron, Ohio 44313. Mr. Freygang reported that he had firmed up arrangements with the City of Akron for the selected date and time.

Mr. Meinert thereupon was excused from the meeting at noon.

Mr. Himmel reported on the progress he has made to address the insurance and fidelity bond issues by renewal time in November of this year. He reported that he had productive discussions with the Association's counsel on these matters.

Mr. Worhatch asked Board members to be prepared in the next month to review and approve a collection policy and procedure that he drafted based on recommendations of the Association's counsel made in a recent communication shared with Board members. Mr. Worhatch said he tailored counsel's recommendations to our Association's specific needs, particularly since there have been few incidents of failing to remit assessments on time.

Mr. Worhatch indicated that he is anxious to get about the process of sorting through the records and archiving them.

Mr. Freygang reported that all but one member has remitted the annual assessment for 2026.

Mr. Worhatch reviewed his plans, inspired by a suggestion made by Mr. Freygang, to circulate a series of six (6) newsletters between now and the solicitation of membership approval of the Amended and Restated Declaration and Amended and Restated Bylaws. Each newsletter will individually address various aspects of the proposed amendments, largely in response to feedback the Board has received from the date of the "Town Hall" meeting through today. Messrs. Himmel and Freygang offered their views on the contents of such newsletters.

There being no further business to come before the Board, the meeting was adjourned, *sine die*, at 2:06 p.m.

/s/ S. David Worhatch
Secretary