

April 14, 2012
GENERAL MEETING

The annual meeting was called to order at 11:07 AM by the chair, Nancy Papineau at the pool house. There were 19 properties represented and 17 proxies for a total of 36 voting.

Minutes from the April 30, 2011, general meeting and the February 2012, board meeting were approved by voice vote.

Treasurer's Report:

This was reviewed and approved. It was announced that the board had hired Betty Freeman to be the Association's book keeper as an assistant to treasurer, Nadeen Walker. Betty is a CPA and will file the income tax forms also. Nancy stated that the cost to the Association is well worth the value as the financials are becoming more involved than a volunteer wants to take on.

Nancy said there is currently enough monies in the account to cover the start of installing meters at each property as required by the state. As of now there is no plan for a special assessment to cover costs.

Water Report:

Ken Martig the project engineer gave a report on the water system. He gave some insight into the back ground for the need to repair the existing system. He stated that the new water tank has been online for a year with only one minor electrical problem which has been taken care of. Ken has inspected the tank and its appurtenances at the end of the first year. All checked out well. This is necessary to keep the warranty valid with the manufacturer. The booster station was required to be next to the tank when the tank location was moved. The state has given the association approval for 66 connections instead of the 55 previously approved. With the new tank there will be 80 connections allowed when all permitting and paper work is filed with the state. All of this is in the process of being completed.

Tom Walker stated the association is planning on starting this year to install meter connections at each property as required by the state. This will be done in 3 phases over 3 years. The first phase will include properties on Camus. A contractor that the association has worked with before gave the best estimate to do the work at about \$750 per connection. Because the association has used this contractor before, the company is a known factor to do the work. Again the association plans to use monies as they come in to cover the costs without having a special assessment.

Pool Report:

Dave Asselstine stated at this time there won't be a need this year to purchase major equipment. There will be some minor plumbing in the building that needs to be replaced.

Dave is also checking on a possible water leak coming somewhere from the pool. He will work with others to attempt to find the source. Dave thanked all those who had so generously worked with him on the pool to keep it up and running last year. With the new solar panels he felt there is about a 10 to 30% assist from them on the use of propane. Dave will be aiming for opening of the pool Memorial Day week end and closing Labor Day week end.

Every Friday year round there is a social time at the pool house from 4 to 6 PM. All are welcome.

Ken Martig also announced that the 20' easement from Dana Drive to the tank needs to be kept open for utilities. This past winter's storms brought down a lot of limbs and small trees. He suggested the association put this project on their work party plans with the pool work party. Ken also mentioned that the inside road leading from Dana Drive to the inside properties and the tank is due for some minor repairs that will correct the water drainage down that road. This is needed by county regulations.

Articles of Incorporation/By Laws

John Laubach proposed changes to the Articles that would require all property owners to be a member of the association as well as part of the water system and to establish one class of membership rather than the current three with an option to be excluded from the pool. Dick Knutsen made a motion to table this item until there can be more study. One of the items was to check with the attorney to see if this is possible legally.

Marilyn Laubach made the recommendation that the By Laws and Articles need to be reviewed and updated. There are several items that definitely need to either be removed or changed to reflect current times. A motion was passed to allow for this. Those that will be on the committee are Rex Davis, Lynn Sommers and Marilyn Laubach. All of this will be done in connection with the attorney and then presented to the members for a vote.

The board presented an update amendment to the By Laws that would allow for electronic meetings by the board. Bev Knutsen made the motion to do so. A ballot vote by the members was 36 votes in favor of allowing for the electronic means.

Election of Board Members:

The positions held by Dave Asselstine and Dick Knutsen were up for a vote. Dave asked not to be considered again. Paul Kohl's name was placed in nomination. Because there were no others nominated, it was moved and approved to elect Paul and Dick by acclamation.

The meeting was adjourned at 12:30 PM.

Respectfully submitted,
Marilyn Laubach, secretary

