

**Mariner Hills Property Association, Inc.
Board of Directors -- Meeting Minutes 2007-05-26**

Directors Present: J. Freres, E. Graff, T. Hanson, W. Miller, D. Schauer, L. Schauer
Directors Absent: S. Los
Others present: [none]

Proceedings:

1. Meeting called to order by Eric Graff at 9:10 AM on Saturday, May 26, 2007, at the home of D & L Schauer.
2. Motion to accept Meeting Minutes from 4-21-2007. 1st J. Freres, 2nd T. Hanson; all agreed.
3. Motion to accept Treasurer's Report of 5/24/2007. 1st W Miller, 2nd J. Freres; all agreed.

Old Business:

1. Web Site: Warren has functional (under "www.marinerhills.org") but still converting documents, and not yet open to members. Old domain name ("www.marinerhills.com") not yet transferred.
2. Association Property Tax number(s): Warren presented results of research – essentially MHPOA has title to 4 properties: 1)the Pier property {tax key HBS 0003}, 2) the Pool property {HMH 00066}, 3) Conservation area North of MH Lane {HMH 00128}, and 4) Conservation area between MH east and MH west {HMH 00129}. Only the Pier property is subject to property tax.
3. Pier Survey: As outgoing member Steve Los was to handle this, it will need to be taken care of by someone else – W Miller volunteered to see what Steve has found out so far and will look into permits dates in order to complete DNR survey.
4. Web-site Compensation: tabled.
5. Pool issues:
 - a) "Quality Pools" is the name of new cleaning service, quoted \$395 to open pool and \$395 to close.
 - b) Dennis still looking into getting small-hole fencing.
 - c) Pool Phone problem with wiring has been fixed, but need different phone (several volunteered old phone handsets).
 - d) Pool house door: We will look to replace this at the end of summer.
 - e) Pool house cleaning – Tom has this handled (and stated that Steve Los also volunteered to help with this over the summer).
 - f) Pool Lock: Tom had system checked, battery is fine and should last a year or more, but he is still investigating how to replace it.
 - g) Pool Women's Toilet – temporarily fixed (but not replaced).
6. Pool area Flowers have not yet been planted (to anyone's knowledge) tabled to next meeting.
7. Annual Meeting – Steve Los DID get proxies to Warren, looks like we will have sufficient proxies so that even a "fair" turnout will give us a quorum.
8. Pool path: Eric states that he checked this recently and it looks clear.
9. **Annual meeting expenditures:** Eric reports that less than the allocated \$500 was spent for the meeting tent and food purchases.

New Business

1. Pier property Sign – Warren noted that this still has old board members name and phone number. Discussion ensued about getting a volunteer to handle pier reservations, Eric volunteered as backup. Issue tabled.
2. Motion to adjourn Board of Directors meeting at 9:50 AM, and to recommence following Annual Members Meeting and election of new Board Members. 1st D. Schauer, 2nd W Miller; all agree.

(Note:
Annual Members Meeting – see separate minutes on page 2.
Continuation of Board of Directors meeting on page 3).

2007 Mariner Hills Property Owners Association Annual Members Meeting

12:44 AM Meeting called to order by Eric Graff

Note: Warren Miller serving as secretary (in absence of outgoing secretary Steve Los).

Following MH Property owners or their personal proxy's in attendance:

01, 02, 13, 17, 18, 19, 21, 22, 23, 27, 28, 30, 34, 45, 58, 59, 62, 67, 68, 69, 70, 77, 78, 83, 85, 86, 95, 98, 100, 121, 126 (= 31 members)

MH Property owners in attendance via proxies to the MH Board of Directors:

03, 08, 14, 26, 37, 41, 42, 47, 51, 56, 61, 63, 65, 91, 92, 93, 97, 99, 101, 105, 106, 108, 109, 113, 118A, 124 (= 26 members)

Total Class A members represented in person or by proxy = 57

[Note: Quorum requires 1/3 of qualified members. Total number of member lots = 127, 1/3 of that = 43.]

Business Agenda

1. Quorum noted by Warren Miller (serving as Secretary in absence of S Los).
2. Entertain motion for meeting to begin before 1PM time designated in bylaws.
 - a) Motion made to begin meeting prior to 1PM by B. Vance. Seconded by T. Hanson
Vote taken by show of hands: Unanimous approval. Meeting officially commences at 12:49 AM.
3. **Announcements by E Graff**
 - a) Note that this is a "Neighborhood Watch" community. Most important note is that the Association and Board Members do NOT have policing ability – if violations are observed, notify contact the Walworth County Sheriffs' Department, or dial 911 (ONLY if an emergency exists).
 - b) **Association Pool** is ready, and will be open for use immediately following the meeting.
 - c) Expression of gratitude to Tom Hanson for all his hard work on getting Pool ready.
 - d) New website is nearly ready – will be at www.marinerhills.org – current website (www.marinerhills.com) will remain up and will redirect to new website when available.
4. **Director Openings** -- two (2) board members (directors) are be "retiring" -- Steve Los has finished his term and no wish to serve another. Jack Freres wishes to make room for other members after several years of serving on the board.
 - a) Floor opened for director nominations, discussion by Eric and others members concerning duties, typical meeting schedules, etc.
 - b) Motion from floor to nominate Gina Hintz, seconded.
 - c) Motion from floor to nominate Nate Bakko, seconded.
 - d) Discussion, request for any additional nominations.
 - e) Motion to close nominations, seconded. Vote by show of hands; unanimous approval
 - f) Hand vote to accept Gina Hintz and Nate Bakko as new directors; unanimous approval.

Request for any business from floor.

1. *Question on vehicles "speeding" on the community roads, and if board can do anything about this?*
 - a) History of this was discussed (question has come up previously) – note that the Association and Board of Directors have NO authority to control speed limits nor to have speed limit signs added. Board did contact the town and county (which have control of roads and signs, etc) and that we requested and have had advisory (yellow caution) signs placed near bus stops.
 - b) Suggestion was made of possibility of either speed bumps or rumble strips. Discussion ensued, with contrary view that speed bumps are very dangerous for motorcycles and bicycles, and would likely create more accidents than they could prevent. Also it was noted that town/county does not want speed bumps or rumble strips because of problems with snow plows.
 - c) Board will continue to look into the matter, but agreed not to take any actions or make formal recommendations that would potentially affect safety in a negative manner.
2. Request for any additional business from the floor. No requests were made.
3. Motion to adjourn by W Miller, seconded by T Hanson; Voice vote unanimous.
4. Annual Members Meeting closed at 1:10 PM.

Mariner Hills Property Association -- Board of Directors -- Meeting Minutes (continued)

Meeting of Board of Directors was called back to order by Eric Graff at 1:15 PM at the pool tent immediately following the close of the 2007 Annual Members Meeting.

Directors present: N. Bakko, E. Graff, T. Hanson, G. Hintz, W. Miller, D. Schauer, L. Schauer.
Directors absent: [none]
Others present: [none]

Remaining Business

1. Eric (and all present) Welcomed Gina Hintz and Nate Bakko to board.
2. Opened floor for nominations to officers positions:
 - a) President – Eric Graff
 - b) Vice President – Tom Hanson
 - c) Secretary – Warren Miller
 - d) Treasurer – Lenore Schauer
3. Closed nominatons. Motion that since only one name was nominated for each position we call for a vote to accept nominees as officers. 1st D. Schauer, 2nd N. Bakko, all agree.
4. Reminder of future scheduled meetings:
 - o Saturday, July 21, 2007 at 10:00 AM at Gina Hintz house.
 - o Saturday, September 15, 2007 at 10:00 AM at Tom Hanson's house.
 - o Saturday, November 17, 2007 at 10:00 AM at Eric Graff's house.
5. Motion to adjourn. 1st W. Miller, 2nd T. Hanson, all agree.
6. Board of Directors Meeting closed at 1:19PM.

Minutes submitted by Warren L. Miller

Signatures of acceptance of above minutes:

Eric Graff, President Date

Nate Bakko, Director Date

Tom Hanson, Vice President Date

Gina Hintz, Director Date

Warren Miller, Secretary Date

Dennis Schauer, Director Date

Lenore Schauer, Treasurer Date