

Mariner Hills Property Association, Inc.
Board of Directors -- Meeting Minutes 2008-05-24

Directors Present: N. Bakko, E. Graff, T. Hanson, W. Miller, L. Schauer
Directors Absent: [none]
Others present: [none]

Proceedings:

1. MHPOA Board Meeting called to order by Eric Graff at 9:10 AM on Saturday, May 24, 2008, at the home of L Schauer.
2. Motion to accept Meeting Minutes from 4-19-2008. 1st L. Schauer, 2nd N. Bakko; all agreed.
3. Motion to accept Treasurer's Report of 5-22-2008. 1st W. Miller, 2nd N. Bakko; all agreed.

Old Business:

1. Web Site – No change. W. Miller would like to ask if any members have old brochures or other documents from the early Mariner Hills era, and would then scan and place these on the website.
2. Pool issues:
 - a) Pool Women's Toilet: Toilet has been ordered, but not yet installed.
 - b) Pool Cleaning: Pool is opened and ready for member use immediately following the Annual Meeting (still using "Quality Pools" as cleaning/opening service). Water level was down substantially over winter.
 - c) Pool house Door & Trim: T. Hanson & crew installed new door frame and threshold, caulked around windows and painted exterior fascia boards.
 - d) Deadbolt Lock: Has been replaced.
 - e) Enclosed Bulletin Board: Has been installed.
3. Bylaws – Postponed until July meeting, when new board members will be present.
4. Mechanic Conducting Business from home -- No status change: Authorities have been notified, situation appears to be resolved but E. Graff will keep board apprised of further developments.
5. Glass In Pool Area – Bill (for cleaning of problem from fall of 2007) was submitted to the member, but has not yet been paid. Notice of new policies regarding pool was printed in newsletter.
6. Association Savings – New CD was taken out (see Treasurer's Report) at a higher interest rate.
7. Director's Positions – Prominent note for need of new directors was placed in newsletter that was sent with proxy letter for Annual Meeting. (We have 3 positions to be elected: 2 full-term directors and 1 director to complete the term vacated by G. Hintz). L. Schauer intends to run for a new term and several members have been spoken to and are considering running for the open positions.
8. Annual Meeting – Secretary has received sufficient proxies and even with a small turnout, achieving a quorum should not be a problem. President Graff reports that Tent has been erected on the pool property, and food purchased for the cookout.
9. Motion to recess Board of Directors meeting at 9:45 AM, and to recommence following Annual Members Meeting and election of new Board Members. 1st N. Bakko, 2nd W Miller; all agree.

(Note: Annual Members Meeting – see separate minutes on page 2.)

10. Meeting resumed at 1:45 PM under the pool tent immediately following Annual Members Meeting.

New Business

1. Eric (and all present) welcomed new directors Bob Seyfried and Mary Schultz to the board. (Note: all directors present at meeting prior to recess were also present for resumed board meeting).
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 nominators. Motion that since only one name was nominated for each position we call for a vote to accept nominees as officers. 1st B Seyfried. Miller, 2nd L. Schauer, all agree.
4. Reminder of future scheduled meetings:
 - o Saturday, July 19, 2007 at 10:00 AM at Nate Bakko's house.
 - o Saturday, September 15, 2007 at 10:00 AM at Eric Graff's house.
5. Motion to adjourn. 1st L. Schauer, 2nd N. Bakko, all agree.
6. Board of Directors Meeting closed at 1:57 PM.

(Note: Annual Members Meeting – see separate minutes on page 2.)

2008 Mariner Hills Property Owners Association Annual Members Meeting

2008-05-24, 12:35 AM Meeting called to order at Association Pool Property by Eric Graff

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

13, 17, 18, 19, 22, 23, 25, 27, 28, 30, 45, 46, 49, 56, 58, 59, 64, 67,
70, 77, 78, 85, 86, 91, 94, 97, 98, 100, 121, 126 (= 30 members)

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

02, 05, 15, 21, 23, 26, 36, 42, 47, 51, 52, 61, 63, 65, 68, 69, 96, 101, 106,
108, 111, 112, 124, 125 (= 24 members)

Total Class A members represented in person or by proxy = 54

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

Business Agenda

1. Quorum achieved.
2. Entertained motion for official Annual Members Meeting to begin before 1PM time designated in bylaws.
 - a) Motion made to begin meeting prior to 1PM by N. Bakko. Seconded by T. Hanson
Vote taken by show of hands: Unanimous approval. Meeting officially commences at 12:44 AM.
3. **Announcements by E Graff**
 - a) Reviewed the important content that was in the newsletter sent to all members. Members expressed appreciation for the new look of the newsletter.
 - b) **New Pool Policies** (read verbatim from newsletter) regarding need to prevent AND report any **Presence of Glass** and/or Broken Glass immediately to Board Members – names and phone numbers present on bulletin board immediately next to phone in the Pool House.
 - c) Also noted change in Phone number on Pier sign and discussed (in general terms) pier use and availability of members (noting that if members desire to keep a boat at the pier for multiple days they should contact R. Graff at phone number shown on the sign).
 - d) Discussion of the current year Increase in Member Dues at that the main purpose for this is to “hedge” against the need to replace the existing pool (which is several years past it's expected lifetime).
 - e) Reminder again 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).
 - f) **Association Pool** is ready, and will be open for use immediately following the meeting.
 - g) Expression of everyone's gratitude to Tom Hanson for all his hard work on getting Pool ready.
4. **Director Openings** – three (3) board positions (directors) are open – two directors terms are full 3 year terms, with the third being a 2 year term to finish that of G. Hintz who has left the community due to a property sale.
 - a) Floor opened for director nominations, discussion by Eric and others members concerning duties, typical meeting schedules, etc.
 - b) Motion from floor to nominate Lenore Schauer, seconded.
 - c) Motion from floor to nominate Bob Seyfried, seconded.
 - d) Motion from floor to nominate Mary Schultz, seconded.
 - e) Motion from floor to nominate Tanya Williams, seconded.
 - f) Discussion, request for any additional nominations.
 - g) Motion to close nominations, seconded. Vote by ballot for 3 of the 4 directors.
 - h) Motion to continue with other business while votes were tallied and totaled. Seconded, all agreed.

Discussion of New Business & Request for any business from floor.

1. *Discussion concerning possibilities for additional Improvements to Homeowners Association common property.*
 - a) President Graff noted that with increasing numbers of full-time residents, the board believes and would like to begin planning for some type of “playground” or other facilities, feeling these would be welcomed by all. Several possible options for locations exist, including the possible purchase of one of the remaining “unimproved” lots, the long-term lease of an “unused” portion of an existing home-owner's lot, and/or adding improvements (such as a permanent pavilion) to the pool property.
 - b) Several members noted that in the original real estate brochures, additional features were noted as “planned” by the developers, including a Nature Walk, Tennis or Basketball courts, Horseshoes, a picnic area, etc. (Several members promised to try to dig up old brochures and/or paperwork and get to the secretary concerning this.)
 - c) Discussion ensued regarding possibilities – general consensus was favorable, but desire is for greater details and possibly a polling of members to establish priorities.
 - d) Motion made that the Board prepare and send out a “survey” to receive feedback and guidance from the members; seconded, and all agreed.
2. Additionally, several members discussed the pressing need for some type of “sign” directing people as to the exact location and use of the trail from the MH West to the pool property.
3. Announcement of new Board Members: Mary Schultz and Lenore Schauer elected to 3 year terms with vote totals of 54 and 52 votes respectively; Bob Seyfried elected to fulfill 2 year term with 51 votes total. (Board voting proxies to top 3 vote getters chosen by members present).
4. Request for any additional business from the floor. No requests were made.
5. Motion to adjourn by W Miller, 2nd by T Hanson; Voice vote unanimous.
6. Annual Members Meeting closed at 1:39 PM.

