

BOARD MEETING MINUTES

for July 6, 2017

Attending Board Members & Trustees:

President Samantha Hughes
Treasurer Brandon Howard
Al Miotke
Peg Stecky
Vicki Karuzas
David Mohr

Guests:

Jack Yarbrough
Deena Harpham
Rich Thompson arrived late

Meeting called to order at 7:08pm by President Samantha.

Hard copy of the meeting minutes from 06/01/17 were not available during the meeting, but they were reviewed electronically on a cell phone. Minutes were reviewed with no changes. Samantha called for approval of the minutes. Peggy made a motion to approve the minutes, and Dave seconded the motion. The minutes were approved unanimously.

Brandon and Samantha reviewed the monthly report provided by Tom and Carol Timm. Ending balance was reported as \$35,649.89. Brandon requested clarification on details for 2 line items off the ledger report. On 06/01/17 the line item reads as 'Deposit' but unclear of what or where it came from. Samantha offered to contact the Timms for clarification and report back at next meeting. Brandon also reported that he has not had a chance to meet with Michael (former IIMC Treasurer) about the spreadsheet she was using. Discussion among board members encouraged Brandon to create his own method of reporting, as long as it is understandable by the IIMC board members and accountants. With the request for clarification, Samantha called for approval of the the Timm's financial report for June 2017. Dave made a motion to approve the minutes, and Brandon seconded the motion. The minutes were approved unanimously.

Old Business

Custom Signage for Doors and Gates

Samantha has been working with Zumar in designing a sign to be posted on both bathroom doors and both walk through gates. Draft sign example was presented to all in attendance. Samantha noted that wording needs to be rearranged and would prefer to have the main wording in larger font. With additional changes, board unanimously approved ordering the signage.

Bathroom Update

Partitions were delivered, however, a box was missing with additional pieces. Contractors are continuing to work on project but it is a little at a standstill until missing pieces of the partitions

have arrived. On demand water heaters have been installed, walls and floors have been sealed and painted. Missing parts will be shipping out around 07/11/17 and should arrive within a week.

Landscaping

Samantha requested updates and observations from any members regarding landscaping service. It was reported that there has not been any improvement. Board members were in agreement that we should begin looking for a replacement service.

Shoreline Erosion

Jack confirmed that he has received some cedar logs for the park, but they are not in the best condition. He proposed using cedar trees out of his yard to help make the barrier for shoreline erosion. He received a quote of \$800 for the trees in his yard. Samantha requested a motion to pay Jack \$400 (1/2 of the price) for tree removal so the logs can be used at the park. Dave made a motion to pay \$400 to Jack for tree removal, and Brandon seconded the motion. Jack also suggested reaching out to the other HOA parks about shoreline erosion and what they are doing.

Boat Launch Gate Maintenance

Samantha researched company who installed and found out from the Timm's it is a company named Automated Gates. Samantha reached out to the company, leaving messages, three separate times and has not received a response. Samantha will begin reaching out to other companies regarding pressure padding for inside the park and gate bumpers not working properly.

New Business

Past Balance Settlement

Samantha confirmed that the board approved a past balance settlement for a recently sold property. Dave mentioned that this was one of the properties with the highest balance.

Boy Scout Project

Samantha confirmed that the boy scout is scheduled to complete their work at the park on Saturday 07/08/17.

Vandalism on 06/30/17

Samantha followed up on the vandalism that occurred at the park on Friday 06/30/17. Vandalism included tampering with gate wiring, and bathroom damage. Dave and Samantha mentioned that a fob entry report was ran to see who accessed the door, but the report shows all declines. However, on the security footage Samantha states you can visibly see the individuals walking into the bathroom. Samantha and Dave expressed concerns about how people are able to access the bathroom when fob access was turned off to all individuals besides board members. Samantha reported that manual key entry is still available but not sure who has keys. Innovative Systems came out same day as meetings and fixed gate wiring that was tampered with and will look into how people are accessing the bathrooms.

Security Guard Duties

Samantha reported that guard duties are inconsistent among the company providing service. Vicki agreed to follow up with the company again.

Fob Access

Samantha brought a question to the board about the individuals who have vandalized the park and whether or not they and/or their families should still have access to the park. Members agreed to show grace on first occurrence, however, if vandalism occurs again then board should consider terminating access immediately.

Dock Floats and Boat Launch Dock

Rich brought a concern to the board regarding how one of the dock floats is missing on the boat launch dock side. Peg and Jack stated a neighbor named Jim has a suggestion to fix it. They will give us more details when they find out the plan. Deena brought a concern about how nails are sticking up in certain areas of the dock and how it could be a safety hazard. Jack explained that with the water movement and time, that does tend to happen. Suggestion is slowly starting to replace nails with screws when one is found.