

**Shore Acres Estates
Spring Membership Meeting**

Date: May 28, 2022

Time: 9:00 AM

Location: Beach Area

SAE Board Positions

- President: Tim Peterson
- Vice President: Jason Rogers
- Secretary: Doug Gillette
- Treasurer: Warren Heimbigner
- Trustee: Jason Longshore
- Trustee: Jennifer Pearson

Present: Tim Peterson, Warren Heimbigner, Jason Longshore, Jason Rogers, Doug Gillette

Absent: Jennifer Pearson

I. Welcome and Call to Order

Welcome and call to order by Tim Peterson, SAE President

Introduction of board members by Tim Peterson

Determination of quorum – 20 members are required; 37 lot owners are present so a quorum is reached

II. Welcome New Homeowners

Tim Peterson noted we have a new association member – Shannon Kries in Block 5

III. Fall 2021 Membership Meeting Minutes

The Fall 2021 Membership Meeting minutes were introduced

- Motion to approve – Jim Rudisill
- Second – Michelle Peterson
- Approved by membership

IV. Treasurer's Report

Warren Heimbigner has served on the board in the Treasurer's position for ten years now and is not running for reelection. He reflected on his approach, keeping the process simple so another person could easily take it over. Tim Peterson thanked Warren for his many years of service to the community.

Warren then introduced the Treasurer's Report and went over the account balances:

- Main Account: \$9,979.15
- Savings Account: \$30,897.80
- Dock Account: \$56,491.18
- Total: \$97,368.13

The proposed budget for 2022-2023 was then discussed. Warren clarified that the Proposed Budget was for 2022/2023 instead of 2020/2021 as shown in the agenda. Membership dues were raised to \$175 this year, which will generate an annual income of \$11,200. This income exceeds our annual expenses, so \$75 per lot will be transferred from the Main account to the savings accounts (\$50 to Savings and \$25 to Dock).

About \$15K has been spent on restoring dock 2, and a similar amount will be spent on dock 1. Travis Williams noted that longer term we will need to replace the docks and a plan should be in place regarding future funding. The general feeling was that with the current work the docks should be good for the near future. Tim Peterson remarked that we have avoided large financial expenditures on the docks because of the significant volunteer efforts of our members.

Motion to approve the budget:

- Motion – Karen Feyk
- Second – Nancy Wendleburg
- Approved by membership

V. Committee Reports

Beach Maintenance – James Wheatley

James was not present at the meeting so Tim Peterson provided status. Tim thanked Terry Boxleitner for his efforts in maintaining the appearance of our common facilities, especially for raking the beach.

The recently purchased 4-wheeler came with a title, so it should be titled under the association.

Dock Repair – Warren, Skeeter, Rod, Karen

Warren reported that all allocated funds for dock 2 have been spent. There was some lumber remaining, and that was used to construct two new benches on the beach. \$4K-\$5K is still needed to complete the work on dock 2.

Motion to allocate \$5K to complete repair of dock 2

- Motion – Shari Pope
- Second – Bruce Barany
- Approved by membership

The existing deck surface on docks 1 and 3 is untreated wood, with treated wood in the substructure. Dock 1 repair should largely consist of resurfacing; Jason Longshore will look into the cost of doing that.

Dock Anchors – Karen Feyk

In April 2021 we got a bid from Knight Boat Docks for anchoring our three docks, and put down \$5K in May 2021. The anchors were to be installed last September, but the chain needed to do so was stolen from Knight. The docks were instead anchored this April. However, the shore anchors were not installed as expected; they were apparently not included in the original contract. We temporarily anchored the docks to the shore with rope, and requested a separate bid for permanently anchoring them to the shore.

The cost of the anchor work that was done was \$8K, but \$2300 is needed for the shore anchoring. Membership approved \$13K at the Spring 2021 meeting to anchor the docks, so the additional work will be covered by that authorization.

Boat Slip Assignment – Jason Longshore

The docks were pushed out when the new anchors were installed, so all slips are now deep enough for regular boats and there are no more discounted slips. Please run all requests for changes to slip assignments through Jason – phone, in person, and email are all fine. Karen Feyk pointed out that the slip users are responsible for putting bumpers on the sides of their slips.

Website and Facebook – Charlie Parsons

Charlie was not present at the meeting, but please share any photos with Charlie so he can post them to our Facebook page and/or website.

Social Committee – Peggy Doering and Katie Valenta

Peggy was not present at the meeting so Katie Valenta and Laura Daniels provided status. Last year's events were very popular, especially the Slip-N-Slide and Chuck a Duck. This year the events will be held on Sunday July 3rd and the boat parade on Monday July 4th. Katie suggested the possibility of a potluck, and asked for ideas from the membership. Anyone wishing to volunteer should contact Peggy or Katie.

VI. Old Business

Membership Dues

Membership dues were increased by \$25 to \$175 effective Spring of 2022.

4-Wheeler

A new 4-wheeler was purchased to rake out the beach. Thank you to Terry Boxleitner for negotiating the purchase.

Woodlands Assessment

Tim Peterson provided background for our recent woodlands assessment. Last summer Jim Rudisill obtained bids from two companies to log and/or reduce the fire risk of our 40 acres of woodlands. In early spring Tim asked Beth Coira to take the lead in planning a course of action. Beth contacted the Department of Natural Resources and in late April two DNR reps and five community members walked through the wooded area.

Holly Boxleitner was on the walkthrough so summarized the findings. The DNR rep felt that our acreage overall was in good shape. The spacing between trees was good, and there were no beetle problems. The rep noted that 2-3 acres were quite dense and could use thinning. Tim Peterson added that there was no market for this timber right now; the mills want big trees but those are the types that the DNR thinks we should retain. Beth Coira will present a plan to manage this acreage at the fall membership meeting.

VII. New Business

Election of Board of Directors

Blocks 5&6 representative

- Nomination of Jason Rogers to continue on board
- 1st – Karen Feyk
- 2nd – Jim Rudisill
- Approved by membership

At Large representative

- Clarified that this board position will fill the role of Treasurer
- Nomination of Holly Boxleitner
- 1st – Michelle Peterson
- 2nd – Karen Feyk
- Approved by membership

Blocks 7&8 representative

- Nomination of Tim Peterson to continue on board
- 1st – Michelle Peterson
- 2nd – Nancy Wendleburg
- Approved by membership

VIII. Member and Guest Rules

Tim Peterson mentioned that member and guest rules were included in the spring packet mailed to all members. Please share these rules with all your guests – friends, family, etc.

IX. Membership Feedback

Tree Height – Travis Williams

Travis asked if there was any guidance on the height of trees in the community. Much of the value of our properties come from the view of the lake, and many HOAs require board approval before planting anything that will grow over 20 feet. Travis clarified that this would apply to new, not existing trees. Other members have been impacted by tree growth, but most have used informal methods to try to manage this problem. A similar situation occurs with the height of new buildings. Safety of certain trees is also a concern. In general, this is a concern for many members, and a possible solution is to have the board approve all changes impacting views. Travis will research what other HOAs have done regarding tree height and we will discuss at the fall meeting.

X. Adjournment

Doug Gillette
Secretary