

Association Organizational Committee Meeting Minutes  
Saturday June 28, 2008

I. Meeting was called to order at 9:00 am

Roll Call: Craig Manka, Nancy Egerstaffer, Donald Cain, Debbie Lessard, Bruce Meier, Dave Sonnenberg, Tom Birch and Nestor Motluck present

Property owners in attendance: 6

II. Meeting Minutes for June 7<sup>th</sup> and 14<sup>th</sup> were approved.

III. Open Forum: Committee Chairman indicated that it looks like the association will be voluntary, but that the BOD would be making that announcement themselves. The committee has been working on an update to be published in the Newsletter and will meet with the BOD next week to propose guidelines for covenants, therefore owners were asked to be brief with their comments in order that the committee may go into closed session to work on covenants.

- It was suggested that the association allow pathways to be created and maintained through the common areas for foot access to the beaches. If the association is not going to maintain these pathways, then some guidelines should be established for owners who wish to create and/or maintain these pathways to their beach clubs.
- It was suggested that the lodge should be converted into a bar and grill and proceeds from sales be used to keep membership dues at a nominal cost to members.
- One owner complained that she came in for ice cream 20 minutes before 5 pm and was refused service because the lodge was about to close and felt this was not acceptable, but if that was the policy of this association it should be visibly posted for members.

IV. Old Business

- This committee will not be conducting an opinion survey of owners on the advise of counsel because we would then have to act on the suggestions received as the results would be a matter of record. It is unlikely that a majority of owners would actually complete and return those surveys so the information would not really be very useful. If we were to only receive 12% response it would not be reflective of the majority, but we would still be expected to act on the responses we received from owners.

V. New Business

- Establish covenants to be presented to BOD next Saturday. Discussion:

- We spent all week working on an update to be published in the Newsletter so why are we writing covenants rather than completing the work on this. Craig indicated that we would be giving that update to the BOD to use in whole or in part. The BOD will be stating the attorney's legal opinion so much of what we stated may be redundant and our report may be too long to be published in its entirety so it will be left to the board to determine how it is presented.
- Our Chairman reminded us that we have been meeting for several weeks and still have not produced anything to show for it. This committee was asked to review the covenants and make recommendations and that is what we should be focused on doing.
- So what is it we can regulate?
  1. Boat landings, member use only, require annual sticker on vehicle, boat and trailer, registration stickers on boat, no overnight parking, piers are for loading & unloading only.
  2. Beach Clubs, owners and invited guests only.
  3. Dump Stations, noncommercial use only by permit (\$100 annual fee, member fee \$25) recommend surveillance & security fence w/ key card.
  4. Lodge, member use and invited guests only.
  5. Out lots, more research needed to determine if deed restriction are applicable in the same manner as the beach clubs, if ownership is by undivided fractional interests the association cannot regulate the use of that property any more than it can regulate use of the beach clubs.
  6. Proxy mailed with notice of annual meetings

#### VI. Confirm Next Meeting

- Meeting will be held July 5<sup>th</sup> at 9 am at the lodge. Nancy Egerstaffer is on vacation this week and will not be present at the next meeting. Debbie Lesser has agreed to take the minutes of the next meeting and Craig Manka will prepare the covenants as discussed for the committees approval.

#### VII. Establish Next Agenda

- Complete recommendations for future covenants to be presented to BOD for review by legal counsel.

#### VIII. Adjourn Meeting