

**Wildwood Bluff Estates Association
Annual Meeting 12/2/17**

WWBEA Board members in attendance; Gary Weinert, Pres.; Sandra Weinert, Vice Pres.;
Lynne Clark, Secr.; Wayne Clark, Treas.
Board Members absent: Greg Graf, Member at Large

WWBEA Members present: Wayne & Lynne Clark (1), Chris Franz (1), Jeff & Jane Gest (1),
Paul Graeve (3), Kaitlyn & Dan Grossheim (2), Michael Krintz (1), Dennis & Jenny Kurtz (1),
Kurt Marquardt (1), Patrick & Lynne McGinley (1), Matt & Ann Rice (3), Dave & Leslie Roycraft
(1), Richard Smith (3), Kathleen Van Gheem & Pat Davis (1), Gary & Sandy Weinert (1),
Proxies: none

Quorum – 10% membership required. 21 voting parcels of 59 parcels

- 1) Meeting called to order by Gary Weinert, 12/2/17 at 11 AM. (meeting place changed to Lakeside Bar & Grill)
- 2) **Motion to approve meeting agenda by P. McGinley, 2nd by D. Grossheim, MC.**
- 3) **Motion to approve 12/3/16 WWBEA Annual Meeting minutes by D. Smith, 2nd by A. Rice, MC.**
- 4) Treasurer's Report by W. Clark:
 - a) Review 2017 Treasurer's Report
 - i. **Motion to approve 2017 Treasurer's report by L. McGinley, 2nd by D. Grossheim, MC.**
 - b) Review 2018 proposed budget
 - i. Website is paid until May 2019 – change item to \$0 in the 2018 budget (remove \$300 budgeted).
 - a. K. Marquardt noted the WWBEA has a valuable URL because it is only 5 characters and it could be “sold” for profit.
 - ii. Revise Park budget to \$1950: (\$1500 for 2 signs, \$100 for 2 picnic tables, \$350 for mowing the park property. Pier property mowed by pier committee members.)
 - a. M. Krintz volunteered to build picnic tables for park & pier properties.
 - c) **Motion to increase 2018 Park budget to \$1950 by P. McGinley, 2nd by C. Franz, MC.**
 - d) **Motion to approve 2018 revised budget & treasurer's report by P. McGinley, 2nd by C. Franz, MC.**
- 5) Committee Reports:
 - a) Civic:
 - a. Food drive for the Poynette Food Pantry during the Halloween Hayride.
 - b. \$200 annual donation to the Poynette Fire Dept in 2017.
 - b) Pier: Report by G. Weinert & K. Marquardt:
 - a. Review of pier rules (Article P), membership access to pier spots.
 - b. Pier property will soon be surveyed by Greg Knutson, local surveyor, to find the property pins. Knutson quote is approx. \$500 and would come

from Legal & Misc. Fees. (quote is about half the cost of another surveyor bid.)

- c. Dock sections are repaired as needed and at the discretion of the Pier committee according to the budget.
- d. Pier reservation mailing goes to prior pier users and to pier inquiries.
- e. 8-10 boats are currently accommodated with availability for 2-3 more.

c) Park & Social:

- a. New signage for the pier and park properties were quoted by Two Rivers Signs in Portage in 2017 for \$1000 for one 4' x 3' sign.
- b. Signs should state: "Wildwood Bluff Estates Association – Private Park"
- c. Possible more decorative sign at the pier property and more simple design at the park property.
- d. L. McGinley volunteered to assist the board in procuring signs as she had been in the sign making industry.
- e. Social events held annually are the Easter Egg Hunt on the Saturday, a week before Easter Holiday. Halloween Hayride and Food Drive is held the Saturday preceding October 31.
 - i. Suggestion to try to hold a WWBEA Picnic for membership after the Halloween event.
 - ii. Suggestion to put out a donation jar to suggest non-members can participate in events and a donation would be appreciated.

- d) Architectural Committee – members are W. Clark, K. Marquardt, M. Rice, G. Wienert. General discussion about items that come before the committee for review.

6) Old Business:

- a) Neighborhood Watch – members are appreciative that we watch out for each others properties.

7) New Business:

- a) Suggestion that the board form a "welcoming committee" to visit or welcome new property owners to the WWBEA and provide contacts in the event of questions.
- b) Suggestion that WWBEA could initiate a Facebook page – C. Franz thought he might be able to set it up. Members who would like WWBEA news could follow at their discretion.
- c) Discussion about dues because the WWBEA has a large bank account balance for a non-profit entity.
 - a. ***Motion by K. Marquardt to give the WWBEA Board authority to suspend or reduce the amount of dues required for the next fiscal year as long as a balance of \$10,000 is maintained as the minimum balance and the maximum per lot assessment remains at the current level of \$75.00/parcel to take effect in 2019. 2nd by D. Roycraft, MC unanimously.***
 - b. ***Motion by A. Rice to suspend dues requirements on unbuildable lots (for multiparcel owners) if the owner has a dwelling lot that pays dues to take effect in 2019.***
 - i. ***Primary lot pays full dues (\$75/lot)***
 - ii. ***Secondary or tertiary, undeveloped lot has no dues assessed.***
 - iii. ***Caveat, the WWBEA Board needs to check if this is "legal".***
 - iv. ***2nd by P. McGinley, MC with 12 yes votes and 1 vote against.***

- 8) Election of officers:
- a) ***Election of Gary Wienert to continue as President.***
 - b) ***Election of Sandra Wienert to continue as Vice President.***
 - c) ***Election of Lynne Clark to continue as Secretary.***
 - d) ***Election of Wayne Clark to continue as Treasurer.***
 - e) ***Election of Lynne McGinley to succeed Greg Graf as member at large.***
 - f) ***Motion by P. McGinley for these members to act as the WWBEA Board for 2018, 2nd by K. Marquardt, MC.***
 - g) Thank you to Greg Graf for serving many years on the WWBEA Board, he will be missed!

Motion to adjourn by L. Clark, 2nd by P. McGinley, MC. Meeting adjourned 1:00 PM 12/2/17.