

**Wildwood Bluff Estates Association
Annual Meeting 12/4/21**

WWBEA Board members in attendance; Gary Weinert, Pres.; Sandra Weinert, Vice Pres.; Lynne Clark, Secr.; Wayne Clark, Treas.; Lynne McGinley, Member at Large.

WWBEA Members present: Wayne & Lynne Clark (1), Pat Davis (1), Chris & Tessa Franz (1), Jane Gest (1), Wayne (& Connor) Glowac (1), Paul & Lisa Graeve (1), Brian Kowald (1), Mike Krintz (1), Tom & Sharie Liebl (2), Mike Mangin (1), Patrick & Lynne McGinley (1), Dave Mosel & Jeanne McAdams (1), Mark Niebuhr (1), Matt Rice (3), Amy Templin (1), Gary & Sandy Weinert (1).

Proxies: 3 valid proxies with 59 parcels

Quorum – 10% membership required. 22 voting parcels of 59 parcels. Requirement met.

- 1) Meeting called to order by Gary Weinert, 12/4/21 at 9:04 AM at Poynette Village Hall.
- 2) **Motion to approve meeting agenda by L. Clark, 2nd by J. Gest, MC.**
- 3) Review of 12/7/2019 Annual Meeting minutes. **Motion to approve 12/7/2019 WWBEA Annual Meeting minutes by P. McGinley, 2nd by L. McGinley, MC.** (No annual meeting in December 2020 due to the Covid 19 Pandemic.)
- 4) Treasurer's report by W. Clark:
 - a. Reviewed 2020 & 2021 financial reports. 2021 remained comparable with income/expenditures compared to 2020.
 - b. Qualifying statement that there are two accounts within the funds total:
 - i. Land improvements are paid by the general funds
 - ii. Improvements over the water (at pier property) are generally paid by "pier funds". Separate accounting for "pier funds" paid by pier user fees.
 - iii. Pier funds purchased a "water aerator" to circulate water at the dock; electricity for this extra cost is paid by pier funds.
 - c. Review of 2022 financial budget and discussion.
 - d. Financial report copies are available at the annual meeting or upon request from WWBEA Treasurer, Wayne Clark.
 - e. **Motion to approve the treasurer's report and 2022 budget by P. McGinley, 2nd by L. Graeve, MC.**
- 5) Committee Reports:
 - a. Civic:
 - i. WWBEA Board engaged an attorney in 2021 to assist with creating an amendment to the Declaration of Conditions, Covenants, Restrictions, and Easements (DCCRE) that applies to all lots in the WWBEA with the goal to exclude use of properties for "transient housing" (houses rented as Airbnb or VRBO).

- ii. WWBEA Board presented concerns to the Town of Dekorra Plan Commission in 2021. The Plan Commission did not advance the Airbnb application and recommended the WWBEA strengthen its legal argument with an amendment to the DCCRE. Plan Commission noted they could not give approval for the application but the Columbia County Board could still approve the application.
 - 1. 2 properties were booking Airbnb rentals through 2021. One property sold late in 2021 but the other property is beginning to book rentals in 2022 as an Airbnb.
 - iii. The Board hopes to have an amendment to present to membership in 2022. WWBEA requires approval by the majority of membership by way of owner signatures to amend the Declaration of Conditions, Covenants, Restrictions, and Easements.
 - iv. Members suggestion that we try to add a map to the website that shows WWBEA parcels in an easier to read format.
 - v. W. Glowac volunteered to publish a WWBEA Directory document with help of the board and submissions by membership (nothing published on line or on the WWBEA Facebook Page). Board will include an information request in a membership mailing early in 2022.
- b. Pier: (Joe Prey, Pier Committee Chair “PCC”)
- i. Report from Ad Hoc Committee Chair, Mark Niebuhr.
 - 1. The Ad Hoc Committee comprised of 8 persons: boat owners who have slips on the pier, former slip users, non-boat owners, and the PCC to discuss Article P (rules for pier usage).
 - 2. Recommendation to remove the “lottery system” and replace it with a “waiting list” system in the current Article P.
 - 3. Clarify language to let real estate & new members know there is no guarantee of a pier slip.
 - 4. Because of the investment, current pier slip users should be able to retain a slip and members applying for a slip will be accommodated as soon as possible or, when a slip becomes available.
 - 5. A list of the current pier slip users should be maintained year to year along with a waiting list maintained on first come, first served basis.
 - ii. Discussion about interest in dredging the sand mound in the water that causes problems moving boats in and out.
 - iii. Add a “proof of insurance” requirement for pier users with application.
 - iv. **Motion to increase pier user fee from \$125/slip to \$500/slip by W. Glowac, 2nd by L. Graeve, MC.** (increase may not be an option due to “non-profit status”).
 - v. Discussion regarding adding more slips – PCC works on this depending on number of applications each year. Thank you to Joe Prey & family for chairing this committee for many years!
 - vi. Retype Article P with suggested revisions and mail to membership asking for approval before the end of Jan 2022.
- c. Park: (no discussion)

- d. Social:
 - i. Easter event was not held due to ongoing pandemic. April 9, 2022 will be the date for the Easter Egg Hunt in the upcoming year. Suggestion to add a food drive to this event. (Tessa Franz has the easter eggs).
 - ii. Halloween event was well attended by neighborhood children & families, although WWBEA did not sponsor a hayride for the children. (40 + children participated.) Thank you Jane Lombardo for picking and delivering donations of food to the Poynette Food Pantry.
- 6) Old business:
 - a. Neighborhood watch – budget item, \$50 not spent in 2021.
 - b. Rail fence installed at the west lot line of the pier property, fence donated by Gary & Sandra Wienert.
- 7) New business:
 - a. Columbia County has the contract to plow the roads in the neighborhood.
 - b. Mark Niebuhr arranged for a new “25 MPH” speed limit sign and installed the sign. Thank you, Mark!
- 8) Election of officers:
 - a) ***Election of Gary Weinert to continue as President.***
 - b) ***Election of Sandra Weinert to continue as Vice President.***
 - c) ***Election of Lynne Clark to continue as Secretary.***
 - d) ***Election of Wayne Clark to continue as Treasurer.***
 - e) ***Nomination of Jane Gest as the new “member at large” by P. McGinley.***
 - f) ***Motion by P. McGinley for these members to act as the WWBEA Board for 2022, 2nd by W. Glowac, MC.***
 - g) Lynne McGinley offered her resignation from the board, thank you for your service to the WWBEA!
- 9) ***Motion to adjourn by P. McGinley, 2nd by W. Glowac, MC. Meeting adjourned 11:23 AM.***

Respectfully submitted, Lynne Clark 1/7/2022