

Wildwood Bluff Estates Association Annual Meeting 12/3/2022

WWBEA Board members in attendance: Gary Weinert, Pres.; Sandra Weinert, Vice Pres.; Lynne Clark, Sec.; Wayne Clark, Treas.; Jane Gest, Member at Large.

WWBEA Members present: Wayne & Lynne Clark (1); Chris Franz (1), Jane Gest (1), Wayne Glowac (1), Paul Graeve (1), Dan Grossheim (1), Alan & Jennifer Johnston (1), Steve & DeeAnn Kleinschmidt (1), Jeff & Amy Templin (1), Kathy Van Gheem & Pat Davis (1), Gary & Sandra Weinert (1). Proxy: 1 valid Proxy (Steve Bethke – 2 parcels).

Quorum: 10% membership required. 13 voting parcels of 59 parcels. Requirement met.

- 1) Meeting called to order by G. Weinert, 12/3/2022 at 10:04 AM at Anchor at Lakeside Restaurant.
- 2) ***Motion to approve meeting agenda by A. Johnston, 2nd by D. Grossheim, motion carried.***
- 3) Review of 12/4/2021 Annual Meeting minutes. ***Motion to approve 12/4/2021 WWBEA Annual Meeting minutes by A. Johnston, 2nd by A. Templin, motion carried.***
- 4) Committee Reports:
 - a. CIVIC:
 - i. Annual \$200 donation to the Poynette Fire Department.
 - ii. Poynette Food Pantry donation in conjunction with the Halloween event – Jane Lombardo coordinated.
 1. Suggestion for a food donation drive during the spring Easter Egg Hunt event.
 - b. PIER:
 - i. Water aerator: an asset because it circulates stagnant water from the corner of the bay. It needs to be kept free of debris to prevent damage. Expensive repair in 2022 was paid by the Pier Committee funds.
 - ii. Pier fees currently at \$125/spot, review and discussion.
 1. ***Motion to increase annual pier fee from \$125 to \$200 per season by C. Franz, 2nd by W. Glowac, motion carried unanimously.***
 - iii. General discussion regarding feasibility of dredging in our bay. WWBEA member M. Niebuhr is member of a township committee that is discussing dredging near Town of Dekorra shoreline. G. Weinert will continue to review and make inquiries (dredging project would cost \$800K to \$1 Million).
 - iv. P. Graeve would like to coordinate removal of all boat lifts at one time by the same vendor.
 - c. PARK:
 - i. P. Graeve has been mowing the park property. The former vendor could no longer continue his contract. P. Graeve agreed to continue to mow WWBEA common properties on an “as needed” basis.
 - d. SOCIAL:
 - i. Easter Egg Hunt held on 4/9/2022, coordinated by T. Franz was a wee-attended event. Thank you, Tessa!
 - ii. End of summer camp fire at the park on 8/29/2022, coordinated by Kaitlyn & Dan Grossheim. Great time was had by all! Thank you Kaitlyn and Dan for putting this event together!

- iii. Halloween Trick or Treat and food drive on 10/29/2022. Thanks to all the kids and parents for giving us a super spooky day! Thank you Jane Lombardo for coordinating the food drive donation to the Poynette Food Bank.
- 5) Old Business:
 - a. Neighborhood Watch Program is now handled via the WWBEA Facebook page. Any concern can be announced quickly within the membership group. Thank you to Chris Franz for continued administration of this page.
 - b. The home currently being advertised as an Airbnb rental is for sale and we hope it sells quickly. The property is NOT in compliance with the WWBEA rules (short term rental is NOT allowed). We have had continued complaints about problems regarding these short term renters.
- 6) New Business:
 - a. Brief review of the revised DCCRE= Declaration of Conditions, Covenants, Restrictions, and Easements adopted by the Wildwood Bluff Estates Association, Inc. to respond to the property being rented as an Airbnb short term rental.
 - b. Spectrum salesman Alan, reported to L Clark on 10/10/22 that he looked into the Wildwood Bluff neighborhood with Spectrum and found we are in the “red zone” meaning, Spectrum has no interest in adding our neighborhood to their service area.
- 7) Treasurer’s Report by W. Clark:
 - a. Reviewed the 2022 financial report.
 - i. Expenses for pier repairs paid for by the pier funds (not general funds).
 - b. Review of the 2023 proposed budget.
 - c. **Motion to increase Legal Fee budget to \$250 and Tax Preparation fee to \$750 = \$1,000 by D. Grossheim, 2nd by P. Graeve, motion carried.**
 - d. Review: Extra expenditures from the general fund for legal work in 2022 to update the DCCRE. Board may need to discuss dues increase for 2024 to cover proposed budget shortfall.
 - e. Financial report copies are available at the annual meeting or upon request from WWBEA Treasurer, Wayne Clark.
 - f. **Motion to approve the treasurer’s report and 2023 amended budget by G. Weinert, 2nd by L. Clark, motion carried.**
- 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 Jennifer Johnston as the new “member at large” by L. Clark.
 - f. **Motion by W. Glowac for these members to act as the WWBEA Board for 2023, 2nd by P. Graeve, motion carried.**
 - g. Jane Gest offered her resignation from the board, thank you for your service to the WWBEA!
- 9) **Motion to adjourn by A. Johnston, 2nd by G. Weinert, motion carried.** Meeting adjourned 11:30 AM.

Respectfully submitted, Lynne Clark, Secretary 2/7/2023