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**Agenda Water view POA June 16, 2025 Board Meeting**

**The purpose of a HOA or POA is to create and maintain a well- managed,**

**Harmonious, and desirable living environment for all residents. By establishing rules,**

**Resolving disputes, managing finances, and fostering a sense of community.**

**Roll Call & Establish Quorum, Board please state your name and position**

**Welcome attendees/Property owners**

**Meeting purpose:**

**Approval of minutes for previous meeting on May 19, 2025**

**Committee reports**

**Financial: – Ray**

 **2025 Budget review, upcoming expenditure’s**

 **Report on outstanding annual dues non payment**

 **Invoices paid**

 **Discuss and address, Andria Haldas, a multi lot ownersconcerns and comments about**

 **late dues, sending out certified mail first before sending to collections.**

**ACC - Dan**

 **Business, Review, Violations and updates:**

 **Current concerns, report on new construction.**

 **Dan is working on a positive approach with the builders and home owners to advise them**

 **to have a paper trail, files etc. for future work and the processes involved to move forward**

 **with there future home.**

**ECC: - Kirk**

 **Update/review current Violations/Remedies’,**

 **Email, Web services update**

 **Update on new forms and proceedures**

**Unfinished Business:**

**Motion to:**

 **A. Motion to change the CC&Rs as noted.**

 **Allow Rip Rap rock in the wetlands and uplands for erosion control, that the**

 **DEP, Army Corp and County allows and approves. Rip Rap is not considered fill,**

 **And is pervious to allow water in and out. It provides stabilization of our shoreline,**

 **And is a good way to protect our greenbelt.**

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 **B. Motion to hire a company to do the wet land**

 **Delineation and mapping.**

 **C Motion to continue with the research to sell the greenbelt to the homeowners on the water.**

 **Get pricing from Ben to do the Legal work involved.**

 **E. Motion to create a budget, explore the idea of building new boat ramp, ten to twenty Boat docks,**

 **Gravel parking area, Clubhouse, ships store, that may be named the Dennis J. Fullenkamp Marina,**

 **Boat ramp, park. Walking paths etc. that the sale of the greenbelt would help to be a good start in building**

 **a place of enjoyment for the entire Community of section 94.**

 **F. Motion to research changing the CC&Rs to be able to raise the yearly dues from the current $66.00**

 **To up to $250.00 a year for each lot in order to afford needed insurances, raise money towards**

 **Clearing the greenbelt area’s for future Parks and walking paths. Clear trees and brush that are a**

 **Fire danger to all home owners.**

**New Business:**

1. **Motion, to require Board Members to be in person for all Board Meetings, except for special**

 **Circumstances as follows: Vacation/travel out of the city or state, sickness, work related issues etc.**

 **Reason for the motion:**

 **It is necessary for our community see us, converse with us etc. they will disengage if we don’t take**

 **The time to be there in person to give up dates, take questions and show our commitment on**

 **Working as a Board that the Property owners elected us to do. Why should they show up when their**

 **Board doesn’t.**

**Homeowner open forum**

**Concerns, Ideas, information to share.**