

Marling Farms Community Association
Annual Meeting Minutes

6:30 pm Wednesday, Nov 15, 2023
Stevensville Public Library

1. **Call to order:** Kim Euler, 6:30
2. **Verification of quorum:** 23 members needed for voting, 26 members present
3. **Attendees:** Kevin/ Debbie Moore, Bud Moser, Alyssa Decker, Francien Scott, Zach Finnical, Steve Ripkin, Donna/Michael Denski, L Cook, Kate Carr, Joy Good, Stacey Fitzgerald, Bob Stern, John Blamphin, Brain Stokes, Kim Euler, Laura Wirth, David Sutherland, Katie Allen, Jim McComb, Mary Schmitt, Mary Beth Hitching, Marie/Pete Martinez, Dwayne Boardman, Denise Reilly, Tricia Wilson, Pat McCaffery
4. **Review (or waive) the Minutes from Prior Meeting:** Reading of minutes waived
5. **Report of Officers / Treasurers report:** Presented by Denise Reilly, Current Balance \$25774, CD Balance \$15653. Approximately 65-70% of household are current with their dues. Going forward we will need a projections for the coming year, including cost for a reserve study, and a reserve fund established to meet the needs of the study.
6. **Nominations:** Nominations and elected into board positions:
 1. President: Kevin Moore
 2. Vice President: Fracien Scott:
 3. Treasurer: Denise Reilly
 4. Secretary: Alyssa Decker
 5. Members-at-Large:
 1. Zach Finnical
 2. Kim Euler
 3. Steve Ripkin
 4. Tricia Wilson
 5. Bob Stern
 6. Shawn Allen

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7. **Old Business:** Bylaws need to be updated to reflect vote to make sure \$100 per developed property, Association needs to be reinstated with SDAT,

8. **New Business:**

1. Reserve Study: Upon initial inquiries, it looks like MF is required to have a reserve study completed. Due date was October 1, 2023, so we are behind schedule. Kim Euler to contact 3 companies for estimates for the study. (Self imposed deadline Nov 30, 2023).
2. Bylaws/covenants: Need to be reviewed and updated. Possibly have lawyer review. Need to have a special meeting to vote on suggested changes to the bylaws and covenants. Community to be notified of upcoming special meeting.
3. Kevin Moore reviews shoreline erosion project for Beach areas. Presentation attached. Kevin met with 3 contractors and representative from DNR to assess potential for grant money. Determined that MF is not a great candidate for their particular grants and converting some of the Beach areas to living shoreline is cost prohibitive (\$150,000+). There is potential to turn Beach 1 into a natural shoreline utilizing landscapers/community involvement. Bob Stern suggested inquiring at local colleges/non-profits to see if they have programs to help. Beach 2/3 will most likely be addressed with revetment/riprap treatments (potentially added some jetties to retain/rebuild the beach area, \$15000-\$35000). Observation Pier rebuild: \$1500. Rebuild boat ramp: \$85000. Once reserve study is complete, board needs to review the financial impact and determine what shoreline project is the priority and suggest an RFP for estimates. Kevin suggests creating different "buckets" of funding to address the financial needs of the community: Operating Budget, Reserve Fund, Improvement Fund; the first 2 would be required by residents, the third perhaps funded by donations.
4. Basketball Court: Suggestion to add pickle ball court lines (and utilize nets that are not permanently installed). Francien to look into cost of having lines added.

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5. Stop Sign at Calvert/Queen Anne: County did review and determined it was not necessary. Dwayne suggested a petition to submit to county to get it approved.
9. **Adjournment:** 9pm