

# CRUCE LAKE HOA MINUTES August 4, 2024

August 25, 2024, at 7:07 pm

In attendance: William Gee, Ken Johnson, Stacey Thacker, Lisa Gee, Courtney Brown, Charmaine Radford, Judy Baker

## General HOA topics

- Annual Meeting November 10, 2024, at 2:00 pm.
- Who all is staying on the board and encourage members.
- We still need votes for public and official positions. Have returning board members. We have 7 now but can have up to 9. Request for 9 total and be able to move them in the future to positions.
- 2- Two-year member each year member each year
- Supposed to have a board elected committee at every annual meeting.
- Put together the ballot and committee put them together on the ballot.
- You can only vote for 7 people since the other two are required to serve two years.
- We can add someone to the ballot who is open to joining.
- If we don't have a quorum at the meeting no business can be discussed. We can try to continue to another meeting and still not be able to get a quorum. Then the third time members stay in place.
- Quorum only counts if you are in person or by proxy.
- Proxy I homeowner give other homeowner permission to vote for me at the meeting, but that person has to be in person.
- Discussed potential people ask to join. Planning on reaching out to these people.
- Do the annual Facebook post about being on the board. Need to be in good standing in the neighborhood.
- Do finger foods, waters, juice boxes
- Maybe starting to do social events once a quarter.
- The workday is scheduled 9/21/2024 at 9:00 am. Rainout date would be 9/28/2024 at 9:00 am.
- Beaver
  - Capes, Brantley, and Gee have been learning the movement of the beaves.
  - Caught one so far.
  - Gee tore down 3 sections of one dam and three sections of another dam, but the Beavers came back and started working.
  - Landscape does not appear to be normal
  - Monitor during the cooler season and get a better pattern of their habits.
  - Dams are being managed
  - Bought two more traps to spread around for the beavers.
- Old Lake Drainpipe
  - Concerns have risen over time about having it filled in and having fresh ground. (quotes from \$5k to \$5,500) Noe the quotes are at least \$8k
  - Do we fill the pipe will it cause issues?
  - Spoke to some engineers quoted at \$2,500 just to assess the pipe and give a recommendation. Then go from there with the recommendation.
  - Involve the neighborhood in this decision. Decide so this way neighbor can be on the same page.
  - The board is responsible for the upkeep of the neighborhood and the common areas.
- The contractor coming out this coming Thursday will run a camera in the pipe, give us the condition of the pipe, how the pipe is running. Give a recommendation and a quote to do work. Filling the pipe with concrete can be costly.
- Lecstone property. Barrow planning board denied the request for the rezoning, goes to the board on 9/10/2024. William has reached out to majority. Responded to him and they are you going to look at the different points. What can we do?

- Tell Friends, neighbors, encourage people to show up on the 10<sup>th</sup>. Need to come in respectful and courtesy. Want it to be safe in the community.
- Lawn Contracts- Got some quotes, how many are on their crew. We got five offers:
  - William requested proof of business, insurance, contracts to review, etc.
  - No actual lawn contract and do a written notice,
- Alligator week- several treatments to really get rid of it but in the fall/winter and it will die off. Once a Spring/Summer rolls around try to kill it off at the beginning and get a head of it.
- Dues will be raised at least 10% for next year. Keep doing 10% to keep up inflation. New number next year \$429.00.
- DNR said that flooding is not an issue. Not investigating flood insurance because everyone would have to buy flood insurance.

**Meeting Adjourned at 8:35 pm**