Annual Meeting 6.14.2025

Board Members: Marcus Dereimer, Rob Stephan, Larry Kohn, Melissa O'Neal, Jerry Deneen, Nick Bates

Homeowners in Attendance: Lots 69, 75, 52, 96, 73, 51, 83, 12, 65, 63,

Meeting called to order: 6:10pm

Meeting Adjourned: 7:10pm

BALLOTS

Ballots were verified by lot 52 and lot 12. Votes are as follows:

- Jerry Deneen 16
- Melissa O'Neal 16
- Lawarence Kohn 17
- Robert Stephan 16

COLLECTIONS REPORT

All 2024 dues paid 100%

Fiscal year is July 1 – June 30th

HOA MEETINGS

HOA Monthly board meetings are once per month. Meeting date is posted 48hrs in advance.

Meetings are posted on Website, Board in the front of the neighborhood and Facebook.

All members welcome

ROADS

Considerations are condition, life expectancy, options and cost

Road Project is in a holding pattern.

3 years prior, road repairs were completed in areas that had failed.

Sink hole was noted and will be inspected near Lot 41

- A camera will be used to inspect
- Repairs will be made and for drainage and sinkhole.

Culverts changing from metal to Concrete have been discussed. All are in good working order. Will discuss closer to road project when time comes.

GATES

Gate box was replaced in February 2025

DRAINGE

Lakes are in good condition and draining properly

Spraying of the lakes has been reduced and saving over $2,000 per year

Drainage Ditch Project is nearing completion. Delays had occurred due to one homeowner.

FINANCES

Income: $42,384.00

Expenses: YTD $38,711

Net: $3,672.32

We have a margin for 1-2 updates/upgrades per year

Top 4 expenses are landscaping, gates, streetlights and insurance.

Dropping lake frequency, saving approx. $2,000 per year

Road fund is in a 4% interest CD to offset any future road assessment.

Raising dues require a 51% vote of approval.

FUTURE PLANS

- Roads (Repair/Replacement)
- Storage Area
- Gates Repainted
- Front Entrance Sign Repaint.

COUNTY WATER OPTION

Vacuum Station being installed on Willoughby.

Easement Agreement

51% needed for county to come in for Water and Sewer

Average assessment from county is $1,200 for taxes.

If county votes to make this an ordinance.

A community petition has begun to get an assessment for City and Water only.

A separate vote and ballot to be sent by the county for homeowners to accept water agreement after an estimate is received by the community.