

**POINT OF SAND POINT HOME OWNER’S ASSOCIATION ANNUAL MEETING**

**Saturday, August 31st, 2024  9:00 AM**

**55 Members Present – 17 Proxy Votes – Total 72 out of 123 Represented**

*Motion to open – Dennis Richey/Seconded - Bryan Bender Meeting opened at 9:14 AM*

President’s Remarks – Bryan Bender (5 Minutes)

* Thank you to board. Special thank you to Dennis for work on dock and gate!

Introduction of Board Members – Bryan Bender

Bryan Bender President

Margie Bartmess Vice President

Mary Lawson Secretary

Christine Wroblewski Treasurer

 Dennis Richey Trustee

 Bob Lechota Trustee

 Roger Beard Trustee

Approval of Annual Meeting Minutes - November 11, 2023. Dennis made motion to approve 2023 Annual Meeting Minutes. Motion seconded. All approved

Motion to move election of board to end of meeting vs. current agenda. Dennis made motion to table. All in favor. Will revert election to end of meeting. Meeting agenda changed.

**Finance Report / 2024 -25 Budget Expectations** – Christine Wroblewski (10 Minutes)

* Finance report attached. Current dues will not cover our projected expenditures for 2025. $125,000 is the 2025 projected budget required to fulfill community needs. We currently collect $92,500. Unsure of dredging costs for 2025. Prediction will stay the same or water levels go down six inches. Dredging Contractor is contracted for Beadle Bay next year. Point West owes us $12,500 for roads on south side of Whispering Pines. Remainder left $26,500. Dennis stated State may require Homeowners Association to be fully funded. September 1st – decision. Motion to approve budget. Seconded. All approved.

**Committee Reports:**

**Road Committee Report** – Dennis Richey (10 Minutes)

* Road bond approved and completed within budget. Credit of $2000 due to cost less than bond. Three inches approved because desired longevity of roads. What is rate on bond – 6% interest rate on unpaid balance. Can pay off full amount of bond -must pay off total balance at any given time. Big crack on Park Street that needs to be addressed. How to protect edges? Cracks already forming on edges. Any resident building is responsible for any road damage. Suggestion: PSPA send letter to any potential builders in neighborhood to protect roads. Speed limit signs? Selective signs? Speed bump?
* Why was edges not filled in? Not part of budget.
* Dennis made motion to do selective stripping on roads. Bryan seconded. Tabled until quote given.
* Gate installed. JHL welded and burned-out panel board. Dennis requested all key fabs be returned to his home as soon as possible. There is a box on his front porch for return at 9962 Circle Drive. 50 out of 100 returned. All need to be reprogrammed. All new fabs should be returned next month in mail. After distribution, there will be a $25 dollar replacement cost. Power is off now, you can manually open. Please close when you leave. Will not be locked until post 2024 season.

**Dredging & Weed Control Committee Report** – Bryan Bender

* Dredging is annual issue and always working against mother nature. We are consistently brainstorming about South Channel. This year quote was $230,000 for both. PSPA will need to work with Point West for long term solution Contract negotiated to $180,000. Document given by Dan Wissner that noted Point West commitment to assist with South Channel. State allows 15 day dredging timeframe. Southside is an extreme challenge – 20 lots on southside. Savin stated $300,000 - $400,000 to dredge completely both channels. This year’s goal was to open southside waterflow to prevent further destruction. It is estimated dredging would need to go out 3,000 feet to hit deeper water. ***Discussion Points*** : Have we talked to Eagle? Yes, he understands however we can’t receive state approval because we are not safe harbor. Can we plan a second dredging? We have two channels? Can Point West take care of north and PSPA south? Point West should not be allowed to put finger on end. Always a natural channel before. What is recommendation. State will not allow sand to be placed in south park. Call for volunteers. Point West has ownership of permit. Suggestion to look into making bridge larger? It’s Point West bridge. Suggestions to dredge in fall. We may need second permit. Look at NOAH map. Caseville break wall has impacted sandfill. Pursue Core of Engineers, Congressman, State Senator to help resolve issue and funding. Request for specific meetings about dredging to help find long term solution.
* Weed removal moving to Savin – three treatments next year. $11,250. Total fee 22,500. Point West pays half.

**By-Law Committee Update** – Gari Hotton

Committee has been meeting since November, 2024. Purpose to make suggestions about bylaws. Bylaws are being reviewed line by line. Complicated process, at times it is necessary to back track. We are almost finished completing first round. Committee needs to review the work before presenting the document to membership for approval. Examples for changes or amendments; Define what a member is. Role of technology. Role of bank. Duties of Trustees. Once complete, entire membership will need to be reviewed. How to get amendment changed? Needs to be approved by entire membership. Mailed or electronic copy with vote. Five committee members. Call for additional volunteers. If you go through by-laws, please let by-law committee know or join meeting.  Purpose of Committee:  To make suggestions to the membership of proposed changes/amendments to the current bylaws

**ACC Report** – Bruce Caldwell

* Full report attached. Two reviews this year which were approved by board in January. Proposed amendment to by-laws to simplify. Braun home built by trade school. It is a stick built house. Plans showed garages, porches, etc. It is not a modular home. ACC reviewed; board approved. Variance approved. ACC does not allow clear cutting of lots. Board made request for landscaping plans for those lots that were cleared. ***Discussion Points***: Can we place in by-laws? If trees are junk trees removed, need to be replaced by so many trees.

Questions and Answers with the Members:

**Lot Weed Control** – Doug Rasmussen

Doug did not attend. Talked to DNR – only crossbow. ***Discussion Points*** :Board should write letter to violating home owner. Check with code enforcing.

**South Beach Restoration** – Christine Wroblewski

* Sand is horrible. One time sweep of sandy area. Add removal post in south side beach? Golf carts only! No automobiles. Bushes not thriving (burning bush?).

**Outbuilding**

* Request for consideration of external structures. Outbuildings that exist have been grandfathered. Outbuildings distract from community. **Discussion Points**: Can community consider by-law change? Submit review to ACC and by-law committee?

**PSPA Board Meetings** – Jackie Caldwell, Gari Hotton

* Commit to open meetings. Need to publicize when PSPA meetings will be held. Board needs to have at least four open meetings each year. Motion made by Dennis Richey to have four open live meetings with zoom available. Seconded. Approved

**Balloting and Election of 2024-2025 Board of Directors** – Christine Wroblewski

3 Open Board Positions

* Candidates
	+ Bryan Bender
	+ Margie Bartmess
	+ John Flavin
	+ Ludd Frankenberger
* Election Results
	+ Bryan Bender – 45/72
	+ Margie Bartmess 47/72
	+ Ludd Frankenberger – 53/72
* 2024 -2025 Board
	+ Bryan Bender – President
	+ Margie Bartmess – Vice President
	+ Christine Wroblewski – Treasurer
	+ Mary Lawson – Secretary
	+ Ludd Frankenberger – Trustee
	+ Dennis Richey -Trustee
	+ Bob Lechota -Trustee

11) Adjournment – Bryan Bender 11:56 AM