HOMEOWNERS ASSOCIATION

Minutes

Board of Directors Meeting

March 23, 2025
Zoom
Next Board Meeting TBD

1. **Call to Order at 4:06 PM**
    a. Attendance: Mario, Julie R, Ed Caruso, Lorene, Tony, Steven, Julie K
2. **Guest Comments - N/A**
3. **Approval of Previous Board Meeting Minutes**
    a. **Julie K moved to approve the minutes from 09/23/2024. Julie R seconded. All in favor, motion passed**
4. **Urgent Business**
    a. **Accountant Update**
        i. Erin (accountant) requested to increase hourly rate from $50 to $55
        ii. **Mario motioned to approve increase of Erin's rate from $50 to $55, Ed seconded, all in favor. Motion passed**
        iii. **Accountant works 9-12 hours per month**
        iv. **Next step: Check if Ken can be set up as a 1099 employee instead of payroll**
5. **President's Report**
6. **Treasurer's Report**
    a. $4,559.50 still short on payments for HOA dues. Discussed specific cases and how to get money from them
    b. Late fees applied: 10% plus $25 bookkeeping fee
7. **Office Update - see doc**
8. **Project & Maintenance Committee Report**
    a. Discussed need for lake weed control and potential dredging
    b. Ed mentioned burning some weeds at the north end of the lake
    c. Lake is currently full
    d. Ed to install key code lock on middle bathroom for RV users
    e. Wi-Fi extender at the lake not working, Steve to investigate
    f. Ed changing locks at an unspecified location
9. **Hiring**
    a. Camp Host Updates
        i. Mario to create and post an ad for camp host position
        ii. Current reservations: 6 weekends booked
        iii. Rate increase discussion - Current rate: $20 per night
            1. **Julie K moved to increase rate from $20 to $60 per night for summer 2025. All in favor. Motion passed.**
    b. Facility Attendant Updates

i. Vote for updated Policy & Procedure doc
    1. Additions: Collect payment, sign forms, open gate, help with getting volunteers
    2. **Julie K motioned to approve Policy & Procedure document. Ed seconded the motion passed.**
ii. Vote for updated Attendant Agreement doc
    1. Julie K motioned to approve the updated Attendant Agreement document. Ed seconded. All in favor. Motion passed

10. **Review Planning Guide To Dos**
    a. **See Planning guide for notes**
11. **Social Events**
    a. Memorial Day: Potluck event, no check-in required
    b. Fourth of July:
        i. Siemens to handle food (hamburgers, hot dogs, chicken)
        ii. Lorene to confirm with Zemans for July 4th and Memorial Day events
        iii. Deborah L. potential volunteer for event planning and coordination
    c. Labor Day:
        i. Jeff arranging catering from Moose Lodge
        ii. Mario to find a new band (previous year's band was $3,000 and too loud)
12. **Next Meeting: Scheduled for April 29th at 6:30 PM**
13. **Adjourn at 5:59 PM**