

**BOARD OF DIRECTORS MEETING  
SATURDAY, DECEMBER 12, 2020  
BOAT PAVILION AT BETZ LANDING**

**MINUTES**

**MEETING CALLED TO ORDER AT 10:00 A.M.**

**VERIFICATION OF QUORUM (OFFICER HARVEY)**

Dave Dustin, President  
Jerry Harvey, Vice President  
Donna Keeney, Treasurer  
Matt Church, Director (Left Early)  
Lien Groenwold, Director  
Kurt Bulger, Director  
Cindy Howard, Director

**INCOMING DIRECTORS FOR 2021**

Marshall Ticer  
Nannette Smith

**ARCHITECTURAL COMMITTEE**

Bob Morgan, Chairman of Architectural Committee  
Teresa Neil

**MAINTENANCE COMMITTEE**

Terrie Dustin

**HOME AND LAND OWNERS IN ATTENDANCE**

Abby Thoennes  
Chasen Thoennes  
Phil Landry  
Cathy Sarmiento

**MINUTES FROM ANNUAL MEETING IN OCTOBER 2020**

Kurt Bulger made a motion to waive the reading of the previous minutes as well as approve the previous minutes with a second from Lien Groenwold. The motions passed unanimously.

## **OPEN FORUM FOR VISITORS**

Matt Church suggested that each owner is given five minutes at the end of our meeting to speak on any other matters that may have arisen during our meeting. He further indicated that the current vacant board position can remain open for now and can be voted on by the new board.

Terrie Dustin suggested that a rack be put up for kayaks. Jerry Harvey stated that we needed to check for insurance coverage for this rack. Lien Groenwold indicated that it would be the kayak owners' insurance on their own kayaks and Terri Dustin further indicated that we would not provide vests or paddles. Nannette Smith was concerned over children getting into the kayaks and Donna Keeney agreed.

Terrie Dustin also states that someone needs to research golf cart usage with regard to county regulations. We need to look at our previous information, update same, determine responsibility and get this out to all owners. Phil Landry states that we have no responsibility since the road is controlled by the county and state.

Phil Landry also indicated that the 25 MPH sign needs to be moved closer to Highlands Street per state regulations.

Cathy Sarmiento provided a typed document and proceeded to discuss each point. She stated that the Board is limited in what it can do and that we must have 2/3 votes for by-law changes. The suggested changes must go out to all owners.

Debbie Harvey disagreed stating that the by-laws state that the Board can make rules as the Board sees fit without a 2/3 vote by the owners.

Kurt Bulger asked what happens if we do not get 2/3's vote back on an issue? Cathy Sarmiento stated that the measure being voted on would not pass. She further indicated that we needed to adhere to the by-laws and that the Board could only make suggestions for any changes and that there needed to be some transparency. She further indicated that there was mixed information regarding the by-laws. For instance, she was told about getting her boat out of her driveway and was provided different timelines for same. She was also told there was no paperwork for moving a boat to the boat yard, when there actually is paperwork involved. She reviewed the by-laws about the time frame for getting her boat out of her yard as well as the paperwork involved and also determined that she had nothing from an official address regarding these issues.

Cathy Sarmiento also wanted to know why the boat ramp was closed off. Terrie Dustin indicated that there was just a clip and it could be removed easily.

Cathy Sarmiento also wanted to know where the billing was for the attorney that we had been using.

Cathy Sarmiento also indicated that she wanted to be a solution to the problem and not a complainer. She was willing to take over the vacated Board position.

Dave Dustin indicated that we had legal counsel on \$500 per year retainer. The attorney is working on revamping our disclosure packet. He also has a presentation that he wants to provide to us on how to be better Board members. We will work on getting the presentation set up for a virtual meeting for all membership that wishes to attend.

## **TREASURER'S REPORT**

Donna Keeney states that there were not a lot of changes since our open annual meeting. She got payment for Lot 1 for 2019 and 2020, with five lots still outstanding. The largest outstanding one needs to have an update to the lien.

There is \$736.88 in the bank account. The budget year to date versus the actual expenditures were off budget by \$123 based on the 2019 budget. This does not include the Vanguard interest of \$2,273. The budget for 2021 includes money for the dock to be stained as well as lid for septic along with the regular expenses.

Since the last meeting, there has been one cut and one removal of two trees, our P.O. Box renewal, \$200 provided to the Tavern for our annual meeting and the electric bill paid for restrooms. They electricity has since been cut off.

Kurt Bulger made the motion to accept the Treasurer's report as submitted and Cindy Howard seconded. Motion passed unanimously.

## **ARCHITECTURAL REPORT**

Bob Morgan indicated that there were no requests made since the last meeting.

Donna Keeney indicated that she had a 20-foot tree with no top left on it and Bob advised to treat this as a dead tree. Bob said that she can submit to ACC if she wanted something official.

## **MAINTENANCE REPORT**

Terrie Dustin is stepping down as the chairperson of the maintenance committee. Abby Thoennes volunteered to be a part of this committee. Terrie will make a list of weekly and long-term chores. She will also continue to help the Maintenance committee.

Donna Keeney stated that the lot with the tree down needs to be taken care of.

## **PRESIDENT'S REPORT**

Dave Dustin provided the election results to the board with ACC committee person Teresa Neil, Secretary Lien Groenwold, Treasurer Donna Keeney, Vice President Nannette Smith and President Jerry Harvey. Marshall Ticer became a Director effective for year beginning 2021.

Motion made by Cindy Howard to approve new officers as submitted and this was seconded by Marshall Ticer. Motion passed unanimously.

Dave discussed our annual meeting and felt that this went well and suggested that the same thing be done next year. We should hold an open-air meeting and we need to see about reserving someplace for October 2021. Lien stated that she would see about reserving the Tavern again for the same day as the Farmer's Market.

Dave felt that the election process went well and is now the chairman of the Nominating Committee for 2021.

Terrie Dustin states that files are kept in storage in the boat yard and Jerry Harvey will get access to all relevant documents.

Donna Keeney indicated that there needed to be a line item for emergencies and suggested up to \$2,000. Terrie Dustin made a motion for this line item with Marshall Ticer seconding. The motion passed unanimously.

## **UNFINISHED BUSINESS**

Dave Dustin indicated that we do have directors' and officers' insurance and we have paid the yearly fee. Donna Keeney wanted to know the amount of coverage and this will be checked on.

Dave wanted to know about the presentation about good Board members that our legal counsel wanted to present and we are tabling this into January.

Terrie Dustin brought up an issue of potential neighbors needing help with tree removal. Lien suggested sending a letter and a picture of the tree advising that if it was not taken care of, the Board would take care of it and send the owner a bill. Kurt Bulger indicated that we are a changing community and need to be mindful of this. Do we want to be the kind of Board that fines a neighbor or do we want to allow a neighbor to be heard while being respectful?

Cindy Howard asked about the abandoned house and Dave Dustin indicated that the sister inherited the home and was working on same.

Abby T. asked about the positive COVID person we spoke about at previous meeting and to let all know status.

## **AJOURNMENT**

Jerry Harvey made a motion to end meeting and move into executive session with Lien Groenwold seconding. Motion approved unanimously.