

Hawk Island Estates Property Owners Association, Inc.
Annual Meeting Minutes
November 3, 2012

The annual meeting of the Hawk Island Estates Property Owners Association (HIEPOA) was held at 10:00 a.m. on Saturday, November 3, 2012, at the club house at Pelican Bay Condominiums in Osage Beach, Missouri. Of the Association's 54 property owners, 29 (54%) were represented either in person (16) or by proxy (13). The remaining 25 (46%) were not represented. Having reached the necessary quorum to conduct business, the meeting was called to order by the Association's president, Tom Eckdahl, at 10:00 a.m.

All property owners in attendance introduced themselves. Phil Marcom, Service Line Specialist, from Summit Gas was also in attendance.

2011 Annual Meeting Minutes

The first order of business was to approve the minutes of the 2011 annual meeting. Motion was made, seconded, and approved unanimously to approve the minutes as distributed.

Old Business:

Water and Sewer Update (Missouri Water Association & Lake Area Waste Water Association):

Tom Eckdahl, president, said that HIEPOA was in the fourth year of a five year contract running through the end of 2014. The Waste Water Association is making plans to centralize sewer operations which will eliminate our sewer plant. The same plan is under consideration by the water association which would eliminate the need for our wells in favor of a central operation. Those associations that joined early such as HIPOA will receive special consideration for their participation.

Tom clarified the responsibility of homeowners under the agreements. Homeowners are responsible for repairs beginning at their property lines to exclude grinder pumps on the homeowner's property which under HIPOA's contract are replaced, repaired, and maintained by the Sewer Association.

Everyone seemed well pleased with the services the Association was receiving under the contracts.

Leaf Removal:

As in previous years, homeowners are to contact Always Clean at 573-3465-2333 to arrange for them to clean property or pick up leaves piled up.

Allied Waste:

Tom Eckdahl said that the Board negotiated a new contract to reduce rates for trash pick-up and at the same time the company agreed to provide a recycling opportunity for no additional cost. The contract

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guarantees that Allied will not increase rates more than 3% for each of the successive 5 years. Allied will provide special rates for part-timers.

Tom emphasized that the Board wants to cut down on the number of trash trucks going through the neighborhood so all are encouraged to consider changing to Allied, Inc.

New Business:

Recreation Complex Maintenance: Replace some pool furniture?

The pool furniture has been in use for 9 years and is in bad shape. Since replacing pool furniture involves a sizable investment the Board is recommending that the chairs and chaise lounges be replaced for the next year. The tables and umbrellas are fine for now.

A committee consisting of Richard Durkin and Ed and Cheryl Brandsted will research furniture available and give the Board a recommendation on type and replacement cost. Further discussion on financing was tabled until the budget was reviewed.

Summit Natural Gas:

Phil Marcum, Service Line Specialist, with Summit Natural Gas outlined plans that Summit Gas is implementing for natural gas service to the lake area. Lines will be run through HIE. Homeowners are not required to hook up to the lines. However, hook up at the time of implementation is at no cost. Propane burning appliances will be converted for free. If the homeowner is not using natural gas within an agreed upon time after gas being available, the homeowner agrees to pay SNG the total cost of installation, which is estimated to be \$1600. All applicants must agree to have at least two appliances, one of which must be either a hot water heater or a furnace using gas at the time of meter installation. There will be a monthly service fee of \$15 per month. Incentives will be provided as follows: \$500 rebate to switch to a gas burning furnace and \$300 per water heater. A later conversion could cost \$2,000 as SNG would not be responsible. This would be the cost to come back and run a service line and set the meter. They will set the meter where the propane comes into the house now.

Phil will set an appointment to come out to each interested homeowner for a home inspection.

Cable Internet Discussion:

Mark Tinges did research on options for Cable and Internet. To date there are no viable alternatives to Lake Cable. This led to a discussion about the current contract we have with Lake Cable. A committee consisting of Mark Tinges, Cory McKibben, Keith Howell, and Tom Otto will meet with Lake Cable to review the current contract. Opinions expressed ranged from questioning the need for a contract at all and at least limiting the contract to one that does not automatically renew and for no more than a one year agreement. The committee will report back to the Board. The current contract is up for renewal in April, 2013.

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Election of Board Members:

Karen Pederson, secretary, Tom Otto, vice president, and Janet Becker (who is moving), terms are expiring. Karen and Tom agreed to the proposal to enter their names in nomination for additional three year terms. Tom Eckdahl called for additional nominations for secretary and vice president from the floor. Hearing none, motion was made and seconded to e-elect Tom Otto as vice president, and Karen Pederson as secretary. Motion carried.

Tom Eckdahl proposed the name of Mark Tinges for the other Board member at large. No other names were entered into nomination. Motion was made and seconded to elect Mark Tinges to the Board for a one year term. Motion carried.

Janet Fanning Becker was thanked for her service to the Association and will be missed.

Other Issues of Concern:

Ameren has come to an agreement to change the flood plain from 662 feet to 664 feet. Homeowners on the lake level should be aware that they need to apply to FEMA for a letter of map amendment to get their dwelling out of the flood plain. This agreement must also be recorded at the Court House. This change may not affect homeowners now but if they attempt to make changes such as in financing, they could be required to carry flood insurance which is expensive.

2012 Financial Position:

Cindy Howell, Treasurer, reviewed the current budget expenditures. She pointed out that dues are not static but change every year to meet current and projected operational needs of the Association. A copy of the budget will be filed with the minutes and is available on request.

2013 Proposed Budget:

Cindy Howell proposed that HIPOA dues be set at either the current \$1,150 or raised \$50 to \$1,200 if the members would like to have the Board purchase lawn furniture for the pool area.

Motion was made by Phillip Kardis and seconded by Jim Lewis to raise dues to \$1,200 for next year and to cap the expenditure for pool furniture at \$5,000. Motion carried.

Other Issues of Concern:

Sue Brycesone voiced concerns about the sign at the entrance to Hawk Island, the flag and flag lighting. Tom Eckdahl will look into getting those fixed. Cheryl Brandstad volunteered to paint the three Hawk Island signs.

Jim Glickert was recognized for the work he does to maintain HIPOA web site at his expense.

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The volunteers who performed the weekly summer pool duty were commended for their work. A signup sheet was passed around for next summer. Tom Otto will organize the volunteers into weekly shifts.

Tom Eckdahl made an appeal for everyone to help keep Hawk Island Estates beautiful and called on all to participate in the Spring and Fall clean-up at the Recreation areas.

Adjournment:

Motion was made by Michael Carr and seconded by Jim Lewis to adjourn the meeting at 11:40 a.m. Having not further business the meeting was adjourned.

Respectively Submitted:
Karen Pederson
Secretary