

Hawk Island Estates Property Owners Annual Meeting
November 5, 2016

After determining that there was a quorum, President Tom Eckdahl opened the meeting at 10am and thanked everyone for their attendance. Attendees then introduced themselves, gave their address and how long they have owned their property.

Motion was made, seconded, voted on to approve 2015's Annual Meeting minutes. They are available online at the HIEPOA website.

Old Business

Tom explained that the Water Systems is managed by the Missouri Water Association (MWA) to ensure safe, clean water that is in compliance with current laws. The MWA recently replaced pressure relief valves that were at the end of their useful life at 30 years old. The valves monitor the water pressure in the subdivision.

Six years ago we transferred the Sewer System responsibility to the Lake Area Waste Water Association. (LAWWA) to oversee compliance with regulations from both the EPA and DNR.

We do not anticipate any increases in cost from either organization for 2017.

A question was raised as to where owner responsibility begins and ends for these systems. With the exception of grinder pumps, responsibility is at the property line.

Grinder pumps on properties are handled by LAWWA.

Tom opened discussion on the subject of Vacation Rentals By Owner (VRBO). Some concern was expressed over the summer by several homeowners regarding this matter and the board decided to bring this up at the annual meeting. VRBO is a company that manages short term vacation rentals for property owners.

The first discussion was defining a short term rental, the abuse of the pool by large short term rental groups and the responsibility of informing the board when a short term rental would be utilized.

After lengthy discussion, a suggestion was made that long term rentals only should be allowed. A motion was made to limit rentals to a minimum of six months. A suggestion was made to research how other association bylaws in the area are worded regarding this matter.

A motion was made, seconded, voted on and approved by those in attendance to allow rentals for a minimum of six months. This will be incorporated into the bylaws and all homeowners will be informed.

Another question was raised concerning what would be done if the new bylaw is ignored. This matter will be approached on an as need be basis. It was pointed out that all homeowners received invites and proxy notices well in advance of the meeting.

One last question was raised regarding exceptions to the new bylaw, which will be handled on a case by case situation by the board.

A question was raised as to how boil orders are posted. It was explained that the boil order signage is posted throughout the subdivision in advance of the work being commenced. One attendee stated that a rain storm destroyed the signage during the last boil order. On occasion, an email is sent to inform homeowners of the pending boil orders.

A concern was raised about lack of parking around the pool due to residents parking their vehicles at the pool, therefore limiting the availability of spaces for those who drive to the pool. A suggestion was made to put up signage which state the parking spaces are for Pool/Tennis/BBall Courts only.

New Business

Mark Tinges was renominated to remain on the board as a board member at large. Motion made, seconded, voted on and approved.

Pool signup sheet was distributed for the 2017 season.

Special Maintenance projects were discussed.

- 1) Pool needs to be repainted and cracks in the surface need to be repaired. Estimated cost is \$4600.
- 2) The surfaces of the basketball and tennis courts need to be repainted. Estimated cost is \$6000.

Initially, the board recommended that we prioritize the projects with the pool being completed in 2017 and the courts in 2018. However, Tom Otto pointed out that both projects are included in the 2017 budget due to 2016's budget being so far under budget due to savings in snow removal this past winter.

If we have another mild winter we will complete both projects in the spring.

A concern was brought up regarding paint rubbing off the pool tiles onto the skin. Tom Eckdahl said that the tiles would also be painted as part of the spring projects. A question was also raised if the projects would have guarantees for the work done. Currently there is not one in place but the contractors are quite reputable and we have used them for quite awhile.

It was pointed out that there is an erosion issue in the street below Ridgeview Drive. The county needs to be contacted to make the repairs. They have been quite responsive

recently.

Tom Otto presented the proposed 2017 Financial Budget in the absence of Cindy Howell. Question was raised as to why there is no emergency slush fund (reserve). Tom Eckdahl stated that years ago the homeowners voted to budget “close to the vest.” As always, we will continue to monitor the budget closely and make adjustments as needed.

Motion was made to accept the budget as presented, seconded, voted on and approved.

Mark Tinges presented a draft of our new Hawk Island Directory and explained its layout and contents. Tom Eckdahl stressed the importance of having emails and emergency contacts in the unlikely event of an emergency or for things such as notifications of boil orders. Mark passed around the draft for review.

The board was thanked for their efforts and for helping to keep Hawk Island beautiful!

Motion made, seconded, voted on and approved to adjourn the meeting.

Respectfully submitted,

Terry McLane
Secretary