

Hawk Island Property Owners Association
November 3, 2018

Tom Otto opened the meeting at 10am with an introduction of the board officers. Tom additionally explained the rules for a quorum including proxies. It was determined that, with the proxies and those in attendance, there were enough (32) to move forward with the meeting. He then asked those in attendance introduce themselves.

Tom explained that there was a copy of the 2017 annual meeting minutes available to review and that they have been available on the Hawk Island website since January of 2018. He asked if there were any questions or comments. As there were none, he asked for a motion to approve and a second, which was done and the minutes were voted on and approved.

Tom informed the attendees that the Hawk Island Directory would be updated in 2019, especially with the amount of new homeowners since the directory was last updated in 2017.

Old Business

Tom provided a review of the Missouri Water Association and the Lake Area Waste Water Association, and the role they play in providing services to Hawk Island. Tom informed the attendees that he sits on the board of the Missouri Water Association.

We dealt with quite a few water leaks. After much research, repairs were made and we are hopeful that the issues have been remedied.

If homeowners experience problems with sewer pumps or grinders, please contact the Lake Area Waste Water Association directly. Numbers are available in the directory. A question was raised by a homeowner regarding sand in his water filter. It was explained that a filter failed in the main well house this past summer which caused this situation. It was repaired. Another comment was made about sand in irrigation heads and the homeowner was informed that matter was the homeowner's responsibility. Lastly a comment was made that work was seen going on at the Island Court well house A new monitoring system is being installed/

Mark Tinges reviewed the Neighborhood Watch program. The P.O.A. has joined the Neighborhood Watch Franchise. We acquired signs courtesy of the Sheriff's Department. Mark said the idea is to take a low key approach but to be vigilant. The street captains are Dan Cable, Steve Long and Kristen Theobald-Hazel volunteered her husband, Matt, to be street captain for Island Court,

Tom Otto informed the attendees that the board meets throughout the year and also communicates regularly via text, email and phone. A newsletter is also sent out in the spring and fall.

Our official trash service provider is Republic Services. They also offer recycling services, but don't take glass. We should clean out our cans prior to disposing.

Bylaws are still being reviewed. Cheryl Brandsted asked for and was granted more time to review as there is much to review.

New Business

Pool duty sign up sheet was passed around. Dan Cable mentioned that, all in all, the pool went well this year but we still need to be careful and vigilant.

Both Tom Otto and Terry McLane's board terms are expiring and both are second terms. Tom said that the homeowners determine, by vote, who will be on the board and the board determines who on the board holds what office. Tom asked if there were any other nominations. As there weren't, a hand vote was taken and both Tom and Terry's nominations were approved.

A pool leak was discovered in the spring and we struggled with it all summer long. After the pool closed on 9/9, the pool company attempted to make repairs by caulking, first, the side seams and, later, the bottom seams. Water was placed in the pool to see if it would hold. After receiving an invoice for the pool closing and caulking, we contacted Pacific Pools to ensure that was the final bill. We were blindsided by them when they said that they would be sending us an estimate to repair the main drain line. On 11/1, we received an estimate of repair for \$5700. We will be getting a second opinion. A suggestion was made to do a pressure test. Pool was originally installed in 2004.

As a result of the various leaks, there was a lot of stress on the pump house, which caused the electricity cost to increase significantly over budget and last year. Additionally, we paid for both the 2017 and 2018 back flow valve inspections this year which added to our expenses. These numbers are reflected on the 2018 estimated results on the 2019 budget plan.

As Cindy Howell passed out the proposed 2019 Budget, Tom Otto suggested that we increase the annual assessment by \$100 to \$1350 in order to ensure we will have the funds that may be needed for the pool repairs.

Cindy reviewed various line items for 2018 and proposed line items for 2019, reflecting the proposed increase to \$1350. After a question was raised, she said dues are adjusted annually according to need. Questions were raised and explained regarding several line items. Cindy did comment that this is not an exact science. A suggestion was also made that perhaps we do some community service projects to raise funds to offset ongoing costs. Sue Doornbosch moved to approve the budget, Dale Creach seconded to approve the budget and it was approved by the attendees.

The Pool Opening/Memorial Weekend Party will be held on 5/24/19.

It was observed that, currently, there is only one house for sale in the subdivision.

With no other business to discuss, Rose Williams moved to adjourn, Dan Cable seconded and the meeting concluded.

Respectfully submitted,
Terry McLane
Secretary