

**HAWK ISLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

Date: October 1, 2010

Subject: 2010 Annual Meeting

The Hawk Island Estates Property Owners Association annual meeting will be held on **Saturday, November 6, 2010 at 10:00 a.m.** at the clubhouse at Pelican Bay Condominiums. Pelican Bay is located at the end of Pelican Drive. The entrance to the clubhouse is inside the pool area.

The meeting is being held in accordance with the bylaws of the Hawk Island Estates Property Owners Association, Inc.

Your representation at the meeting, either in person or by proxy, is extremely important. If you are unable to attend, please complete the enclosed form to indicate your choice of proxy. Completed forms can be either brought to the meeting by the named proxy, or returned prior to the meeting to:

Karen Pederson  
1511 Hawk Island Drive  
Osage Beach, MO 65065

If you are not sure whether you will be able to attend the meeting, please complete a proxy form and return it, just in case. The proxy will be cancelled if you attend the meeting.

Without a majority of the property owners being represented either in person or by proxy, we will be unable to proceed with the meeting. The time, work and expenses incurred in preparing for the meeting will have been wasted, and another meeting will have to be called. Representation at our annual meeting is one of the very few things asked of each of our property owners.

If you have any questions, please do not hesitate to call any of the board members:

Tom Eckdahl	573-348-4884
Tom Otto	573-286-6255
Cindy Howell	573-302-7009
Karen Pederson	573-302-1320
Janet Fanning	573-348-1552

Very truly yours,

Tom Eckdahl  
President  
HIEPOA

**HAWK ISLAND ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

**2010 ANNUAL MEETING**

**NOVEMBER 6, 2010**

**AGENDA**

**CALL TO ORDER – Tom Eckdahl, President**

**INTRODUCTIONS – All present**

**2009 ANNUAL MEETING MINUTES (Summary Attached) – Karen Pederson, Secretary**

**OLD BUSINESS –**

- **Always Clean Leaf Removal Service (Proposal Attached)**
- **Recreation Complex (Tennis/Basketball Court Resurfacing)– Committee Report**
- **Water and Sewer Update (Missouri Water Association & Lake Area Waste Water Association)**

**NEW BUSINESS –**

- **Resignation of Janet Fanning as Pool Custodian**
- **Suggestions for Recreation Complex Maintenance**
- **Other issues of concern**

**2010 FINANCIAL POSITION – Cindy Howell, Treasurer**

**2011 PROPOSED BUDGET – Cindy Howell, Treasurer**

**ADJOURNMENT –**

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**Proxy Designation:**

I will not be attending the meeting and designate the below named proxy for voting on any matters that may be brought up or for a specific designated vote.

PROXY \_\_\_\_\_

NAME (print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

*(Send to Karen Pederson, 1511 Hawk Island Drive, Osage Beach, MO 65065)*

**Hawk Island Estates Property Owners Association, Inc.**  
**Summary of Annual Meeting Minutes**  
**November 7, 2009**

The annual meeting of the Hawk Island Estates Property Owners Association (HIEPOA) was held at 10:00 a.m. on Saturday, November 7, 2009, at the clubhouse at Pelican Bay Condominiums in Osage Beach, Missouri Having reached the necessary quorum to conduct business, the meeting was called to order by the Association's president, Tom Eckdahl, at 10:10 a.m.

All property owners in attendance introduced themselves.

**2008 Annual Meeting Minutes**

The first order of business was to approve of the minutes of the 2008 annual meeting. Motion was made, seconded and approved unanimously to accept the minutes as written.

**Old Business**

**Always Clean Leaf Removal Service**

Tom Eckdahl reminded everyone of the availability of the leaf removal service that's been arranged with Always Clean Lawn Care. This is a voluntary program available to any homeowner who wishes to participate and the homeowner is to call and make arrangements for the service.

**Declaration of Restrictive Covenants Amendment**

Tom Eckdahl introduced a matter of housekeeping. A ballot had been sent out calling for a bylaw change to incorporate required legal language into HIEPOA Corporation documents. This should have been listed as a change in the Restrictive Covenants. Upon motion made and seconded to approve this change, the motion carried unanimously.

**Tennis/Basketball Court Resurfacing**

The Courts have been resurfaced several times in the past and are in need of repair again. The Board of Directors has explored several different options. However, after discussion of the issues, Tom Eckdahl asked for homeowners to serve on a committee to study the various alternatives. Rodney Stone, Mark Tinges and Janet Fanning agreed to be on the committee. The goal is to have this committee research all options and present a recommendation at the 2010 Annual Meeting.



## **New Business**

### **Board Member Elections**

Tom Eckdahl announced that he had reluctantly accepted the resignation of Pat Dexter. To fill her remaining two years, Tom Otto submitted his name with his qualifications for consideration. A motion was made and seconded to install Tom Otto as a Board member to fill this two-year term. Motion carried unanimously.

The terms of Karen Pederson and Janet Fanning are expiring but they both agreed to renew their service for an additional three-year term if voted in. A motion was made and seconded to retain these two members on the HIEPOA Board of Directors. Motion carried unanimously.

*Presentation of Missouri Water Association (MWA) Ned Goss/Kelly Goss*  
*Presentation of the Lake Area Waste Water Association Ned Goss/Kelly Goss*

Ned Goss (Total Environmental Services) addressed the homeowners to explain the formation of two Corporations with the mission of maintaining compliance with the regulations of the Missouri Department of Natural Resources. The MWA was formed to address the new regulations to ensure the safety of the source water for drinking water systems. .

Membership in MWA would cost \$1/day/home and the price would be guaranteed for five years. HIEPOA would have one vote on the Board of MWA. Currently HIEPOA and ultimately the homeowners have the liability to be in compliance with DNR regulations. Membership in MWA confers all liability and ownership of the source water and main delivery network to the meter or service connection from HIEPOA to MWA. MWA provides operation, maintenance, tank cleaning, repairs, etc. -- costs that normally HIEPOA would need to budget annually.

Ned Goss from Total Environmental Services explained the purpose of LAWW. This Association was incorporated as a Not-for-Profit organization to collectively address the growing concerns and regulations that are being promulgated by the Missouri Department of Natural Resources to protect the viability of citizens and wildlife in the lake area. Increased compliance regulations will create future financial strains for homeowner associations and businesses that will need to meet the demands of the DNR. LAWW goals are to provide affordable, decentralized area wide sewer service to all. Membership benefits were explicitly outlined in the attachment to the Annual Meeting packet.

By joining this new association, HIEPOA would transfer our plant to LAWW and this Association at their expense would assume liability for the treatment plant, processing, motors, blowers, collection systems, new plant equipment and individual pumps at the

residence of the homeowner. HIEPOA would not need to budget for those costs annually but would continue to pay for the cost of electricity.

Costs were verified as follows: A five-year guarantee would be incorporated into any contract with the cost being \$1/month/per home. In addition, HIA would have one representative with vote in the LAWW organizational structure.

The majority of homeowners felt there was urgency to move forward with a decision on both processes, as our water treatment must be in compliance by December 1, 2009.

Two separate motions were made and seconded to authorize the Board of Directors to have a legal review of the contract language presented by MWA and LAWW and if found acceptable the HIEPOA Board of Directors was authorized to join both Associations. The Motions carried unanimously

### **Budget Presentation**

Tom Eckdahl asked the Association's treasurer, Cindy Howell, to review our 2009 financial results. The repair of the wall on Ridgeview Terrace was our only major expense. The year-end 2009-budget estimate is currently at (\$194.66).

A motion was made and seconded to set the 2010 dues assessment at \$1,050. Motion carried unanimously. Assessments will be sent out December 1, 2009 and are due on January 1, 2010.

### **Other Items**

Tom Eckdahl acknowledged and thanked Jim Glickert for doing an outstanding job of maintaining the HIEPOA web site and reminded all that Jim personally bears the expense of keeping the web site operational. Tom also thanked the Board members for their service.

### **Adjournment**

With no further issues raised for discussion, Tom Eckdahl thanked everyone for attending the annual meeting and asked for a motion to adjourn, which was moved, seconded and approved unanimously. The meeting adjourned at 12:30 p.m.

Respectfully submitted,

Karen Pederson  
Secretary of HIEPOA Board of Directors  
November 7, 2009

Note: Entire minutes are available upon request from Karen Pederson, 573-302-1320 or request an electronic copy from [karen.pederson@lakecable.net](mailto:karen.pederson@lakecable.net)



**ALWAYS CLEAN  
LAWN CARE, L.L.C**  
P.O. Box 1089  
Linn Creek, MO 65052-1089  
(573) 346-2333  
[Kane2@charter.net](mailto:Kane2@charter.net)

September 7, 2010

Mr. Tom Eckdahl  
Hawk Island Estates HOA  
Osage Beach, MO 65065

Dear Mr. Eckdahl:

This is a follow up to your e-mail on Tuesday, September, 7, 2010.

Our vacuum rate runs \$1.75 per minute. To give you an idea...if you have a pile of **dry** leaves mounded to be the same size as a pick up truck (the whole truck, not just the bed of the truck), it takes approximately 15 minutes to vacuum a pile of leaves this size. This vacuum is a 20 hp vac.

The pile of leaves need to be as close to the street as possible. If the vacuum hose can not reach the pile and we have to blow the leaves this will be an additional charge. If this needs to be done, we will discuss it with the homeowner prior to doing the work.

We **ABSOLUTELY**, will not burn leaves or put them in the lake. We are not insured for any kind of burning. Not to mention it is dangerous to property. Ameren UE and The Department of Natural Resources does not allow dumping yard waste into the lake. I am only stating this because inevitably someone always asks us to do one or the other.

The vacuum dates for your subdivision will be:

Tuesday, November 2  
Tuesday, November 16  
Tuesday, November 23  
Tuesday, December 7

However, if we get a call from a homeowner and the leaves are wet, we will wait until they dry out. This saves us time and the homeowner money. Please note... the leaves can be tarped by the homeowner to keep them dry and after vacuuming we will fold the tarp and leave it at their garage door.

Additionally, I would recommend trying to get it coordinated with the homeowners so that you have as many people participate as possible. One of the biggest complaints we hear is that when we clean up a yard...a week later we have to go back and do it again because the neighbor didn't clean up their leaves and they blew into (our customer's) yard.

We would like to have at least an hour of vacuum time scheduled on each date. It doesn't matter if it is one homeowner or three combined as long as it adds up to at least an hour. Our leaf vacuums are very expensive to run. It is not cost effective to only have one 20 minute vacuum job.

Please have the homeowner call our office to set up their respective vacuum times as well as their billing information.

If anyone is interested in getting a bid for a complete leaf clean-up, please have them call our office.

If you have any questions regarding our services, please feel free to call or e-mail us. We are looking forward to hearing from you.

Sincerely,  
Tina Frentzel

*We are a full time, year round, lawn maintenance and snow removal company, fully insured.*