

Hawk Island Estates Property Owners Association, Inc.  
Summary of Annual Meeting Minutes  
November 6, 2010

The annual meeting of the Hawk Island Estates Property Owners Association (HIEPOA) was held at 10:00 a.m. on Saturday, November 6, 2010, 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 10:00 a.m.

2009 Annual Meeting Minutes

The first order of business was to approve the minutes of the 2009 annual meeting. (Copies of the minutes had been distributed to all property owners in the Annual Meeting Packet.) 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 has been arranged with Always Clean Lawn Care. The proposal, costs and dates of service were included in the Annual Meeting packet. 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.

Recreation Complex (Tennis/Basketball Court Resurfacing)—Committee Report

Mark Tinges, Rodney Stone, and Janet Fanning served on this committee. Mark Tinges, with input from Rodney Stone, presented a detailed analysis entitled "Recreation Center Courts Repair Project". The Basketball and Tennis Courts have deteriorated and should be refinished. Three solutions were explored: Patch Repair, Complete 2" Asphalt Courts Overlay, and Total Removal and Rebuild of Tennis and Basketball courts. After thorough analysis, the committee recommended a 2" hot asphalt overlay for both courts with an acrylic finish. The reasons given were that it was cost effective, had the best price/performance and had an expected 20 year life with proper maintenance. The estimated cost of the project is \$35,648. The first year's maintenance was included in the proposal cost. After the first year the maintenance was estimated at \$400 to \$500 per year. It was generally agreed that a properly maintained Recreation Complex adds to the property values of every homeowner.

Motion was made and seconded to adopt the committee's recommendation which was to proceed with the 2" hot asphalt overlay for both courts with the acrylic finish. Motion carried.

Tom Eckdahl reminded the Property Owners that the Board is very fiscally responsible and would do everything they could to contain costs while at the same time resurfacing these areas in a manner that will maintain the complex as an asset to the Association.

Another issue discussed was the regulations needed to maintain the Recreation Complex. Fireworks fired off in this recreational area are dangerous to people and homes and cause a liability to the Association for damages.

Motion was made and seconded to not allow fireworks in any of the common areas in the Hawk Island Estates subdivision. Motion passed unanimously.

Every property owner was asked to participate in the enforcement of this "no fireworks" regulation.

### Status of Water and Sewer Associations

Tom Eckdahl gave an update on the Missouri Water Association (MMA) and the Lake Area Waste Water Association (LAWWA). From the Board's perspective, both of these associations have performed admirably. Tom Eckdahl and Tom Otto attended the annual meetings of both of these associations, of which HIEPOA is a voting member of each. They found that every organization that belongs to these associations is very well pleased with their performance. LAWWA and is moving rapidly to develop a centralized sewage treatment plant with an expected completion date of a year from now. Our sewage plant will need to be taken down and a lift station will be implanted in the ground. Tom Eckdahl also confirmed that our costs for membership in the Associations have been fixed for five years by the original contract.

Tom Eckdahl reported that backflow prevention valves have been properly installed in homes in the subdivision where required. HIEPOA covers the cost of the annual inspection of the backflow prevention valves in the spring. Each homeowner was reminded not to have their valve inspected as the Board will schedule the inspections.

Tom Otto reminded all homeowners to submit any changes in addresses or e-mail addresses to Cindy Howell or Karen Pederson for HIEPOA records. These changes will be communicated to MWW and LAWWA. In the event of a line break MWA and/or LAWWA will need to have proper addresses to get in touch with homeowners.

### Resignation of Janet Fanning as Pool Custodian

Janet Fanning has resigned as Pool Custodian. Tom Eckdahl and all the homeowners expressed their appreciation for a job well done. Various options for maintenance of the pool area were discussed by the Board. The suggested option was that volunteers could sign up for a week of pool maintenance rather than hire someone to do this job.

By consensus the homeowners agreed that a sign-up sheet with volunteers would be a good resolution and a sheet was passed around. The schedule of volunteers will be posted on the web site.

### Items of New Business

Concerns were expressed about the "concealment of fuel storage tanks and trash receptacles". The requirements are stated in our restrictive covenants. Some trash receptacles sit at the end of the driveways after the garbage pick-ups. Additionally, commercial vans are being parked in driveways. Tom Eckdahl agreed that he will work on these issues with said homeowners and reminded all property owners that they have an obligation to keep their properties as attractive as possible as this maintains the value of all our homes.

### 2010 Financial Position

Cindy Howell, treasurer, reported that 2010 expenses are consistent with our budget but that the financial position reflects a shortfall of \$1,234 due to an expense not reflected in the 2010 budget. This expense was the cost of sealing up and properly abandoning the old community well for \$2,100.

### 2011 Proposed Budget (Attached)

Expenses for water and sewer stay fixed by contract for three additional years. Therefore, approximately 70- 80% of our expenses are flat. The proposal for next year's homeowner assessment is \$1,100 up \$50 from last year as the unbudgeted well closing expense has been spread over two years.

Motion was made and seconded to approve the budget as submitted. Motion carried.

Cindy Howell proposed that a special assessment be made for paying for the Recreation Complex upgrade. This would amount to approximately \$600 to \$700 per homeowner around the spring of 2011.

Page three  
November 6, 2010

Motion was made and seconded that when Cindy needs the money she will send a bill to each homeowner for the expense. Motion carried.

Tom Eckdahl formally acknowledged and thanked Jim Glickert for maintaining the web site at his own expense.

Before adjourning, Tom Eckdahl appealed to all homeowners to do their share to keep Hawk Island beautiful.

Motion was made and seconded that the meeting be adjourned at 11:30 p.m. Motion carried.

Respectfully submitted,

Karen Pederson  
Secretary of HIEPOA Board of Directors  
November 6, 2010