

Hawk Island Estates Property Owners Association, Inc.  
Summary of 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 5, 2011, at the club house 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.

**2010 Annual Meeting Minutes**

The first order of business was to approve the minutes of the 2010 annual meeting. Motion was made, seconded, and approved unanimously to approve the minutes as distributed.

**Old Business**

**Recreation Complex:**

Tom Eckdahl opened the discussion by asking how everyone liked the refurbished recreation area. All residents present agreed that this was a wonderful improvement in the association's appearance. A new property owner said the recreation complex was a deciding factor in his decision to purchase a home in this sub-division. There was a comment that so many cars parked by the area are detracting.

A pool volunteer sign-up sheet was routed to have residents sign up to keep the pool area cleaned up for a commitment of one week each. Janet Fanning will put together a list of duties and post on the Hawk Island internet site along with the sign-up sheet.

**Water and Sewer Update (Missouri Water Association (MWA) and Lake Area Waste Water Association (LAWWA))**

Tom Eckdahl reported that the performance of the Association's services has been exemplary. The MWA has 800 members and the LAWWA has 1,937 members in the area. LAWWA is still planning to build a centralized waste water plant for the KK area but is having difficulty in acquiring a property. When built, our treatment facility will be torn down.

**Leaf Removal**

Tom Eckdahl reminded everyone of the availability of the leaf removal service that has been arranged with Always Clean Lawn Care. This is a voluntary program available to any homeowner who wishes to participate. The homeowner is to call and make arrangements for the service. If interested in times and dates, Tom has those available.



Cable/Internet Discussion (Mark Tinges)

Scott Smith was present as a guest to represent Lake Cable. Residents have reported to the Board of Directors dismay over the slow speed of the services at their home. Tom Eckdahl said that the Board of Directors had looked at options for other cable/internet services due to complaints about the speed and bandwidth offered through Lake Cable. The bottom line is that the Hawk Island Association is in an area that is not adequately serviced by the phone companies. Phone companies develop services according to need and are more developed around the fringes of large towns. Scott Smith said that Lake Cable does allow seasonal disconnects with a \$35 reconnect fee. He also said that Lake Cable was looking at increasing the speed of the cable for users that would be charged an additional fee. Scott also offered to work with HIEPOA to explore alternatives.

Motion was made and seconded, to appoint a committee to work on exploring alternative cable/internet services. Motion carried.

Tom Eckdahl appointed Mark Tinges as the chairperson. Volunteers for the committee included Corrie McKibbens, Kristen Theobald, Keith Howell and Scott Smith from Lake Cable.

Election of Board Members:

The terms of Tom Eckdahl and Cindy Howell are expiring this year. Both Tom and Cindy agreed to serve for an additional three year term.

Motion was made and seconded to elect both Tom Eckdahl and Cindy Howell to a three year term. Motion was approved with unanimous acceptance.

Other issues of concern

There was a discussion about dogs that are still running loose in the neighborhoods. This is annoying to others trying to walk their dogs on leashes and to neighbors who do not want the dogs in their yards. Everyone was asked to assume the responsibility to talk to their own neighbors about concerns before calling the Board members. Some residents have gotten abusive with calls to Board members and everyone was reminded that Board members serve as unpaid volunteers and verbal attacks are not appropriate. If talking to your neighbors about dog concerns does not work, the last resort would be to call the Camden County Sheriff's department. The department has several paid dog catchers on staff and will pick the dog up.

A concern about cars driving too fast through the neighborhood was discussed as this could cause injury to young children. All Property Owners should assume the responsibility of cautioning speeding drivers to slow down.



**2011 Financial Position—Cindy Howell, Treasurer**

Cindy Howell, treasurer, reported that 2011 expenses are consistent with our budget and the 2011 year end projected financial position reflects a balance of \$ 236.65.

Cindy proposed raising the yearly assessments to \$1,150 to allow for paying MMW and LAWVA in December rather than making a late payment in January. We are in the third year of the 5 year contractual fee arrangement with the fees remaining the same over this period. These agreements have made our budget costs more predictable.

Motion was made and seconded to approve the budget as submitted. Motion carried.  
Motion was made and seconded to raise the yearly assessment to \$1,150. Motion carried.

Tom Eckdahl commended Jim Glickert for keeping the web site for Hawk Island Estates up to date at Jim's own expense. Everyone unanimously agreed with the commendation and expressed their appreciation.

Motion was made and seconded to adjourn the meeting. Motion carried and the meeting was adjourned at 11:30 a.m.

Respectfully submitted,  
Karen Pederson,  
Secretary of HIEPOA Board of Directors  
November 5, 2011

## Hawk Island Estates Property Owners Association, Inc.

	<u>2012 Plan</u>	<u>2011 Actual</u>	<u>2010 Actual</u>	<u>2009 Actual</u>	<u>2008 Actual</u>
<b><u>Income</u></b>					
Beginning Balance	\$236.65	(\$584.02)	(\$1,976.06)	\$4,796.48	\$3,244.78
Assessment 11=\$1,150	\$61,900.00	\$57,900.00	\$55,240.00	\$35,100.00	\$32,400.00
Special Assessment		\$35,100.00			
Interest / Late Fees		\$55.00	\$100.00	\$172.50	\$726.00
Bank Loan					
Other - Storm Damage					
Other Income - water	\$1,475.00	\$1,445.19	\$760.10	\$660.27	\$646.91
<b>Total Income</b>	<b><u>\$63,611.65</u></b>	<b><u>\$93,916.17</u></b>	<b><u>\$54,124.04</u></b>	<b><u>\$40,729.25</u></b>	<b><u>\$37,017.69</u></b>
<b><u>Expenses</u></b>					
Insurance	\$1,897.43	\$1,894.00	\$1,855.00	\$1,918.00	\$1,917.00
Maintenance	\$7,250.00	\$6,779.27	\$5,466.37	\$5,441.43	\$2,764.92
Misc Expenses	\$600.00	\$553.02	\$397.10	\$469.24	\$713.36
Pool Maintenance	\$5,000.00	\$4,378.52	\$3,616.09	\$4,625.53	\$6,144.88
Water					
Electric & BF Valve Insp	\$5,250.00	\$5,127.80	\$6,182.17	\$9,700.15	\$8,498.75
Mo Water Assn	\$21,750.30	\$20,077.00	\$18,404.10	\$2,995.33	\$2,831.39
Total Water	\$27,000.30	\$25,204.80	\$24,586.27	\$12,695.48	\$11,330.14
Wastewater Treatment					
Electric	\$1,300.00	\$1,238.91	\$1,386.99	\$10,600.63	\$9,350.91
Lake Area Waste Water	\$20,563.92	\$18,982.00	\$17,400.24	\$455.00	\$0.00
Total Wastewater Treatment	\$21,863.92	\$20,220.91	\$18,787.23	\$11,055.63	\$9,350.91
Special Projects		\$34,649.00		\$6,500.00	
Federal & State Taxes					
<b>Total Expenses</b>	<b><u>\$63,611.65</u></b>	<b><u>\$93,679.52</u></b>	<b><u>\$54,708.06</u></b>	<b><u>\$42,705.31</u></b>	<b><u>\$32,221.21</u></b>
<b>Balance</b>	<b><u>\$0.00</u></b>	<b><u>\$236.65</u></b>	<b><u>(\$584.02)</u></b>	<b><u>(\$1,976.06)</u></b>	<b><u>\$4,796.48</u></b>
<b>Annual Assessment</b>	<b>\$1,150.00</b>	<b>\$1,100.00</b>	<b>\$1,050.00</b>		