

FINAL  
BIG LAKE CONDOMINIUM HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
July 2, 2022

DETERMINATION OF QUORUM: Eight homeowners required for a quorum. In attendance:

1. Lynn Lythgoe (proxy held by Dena Lythgoe)
2. Jack and Marilyn Crockett
3. Jackie Lythgoe
4. Jeff and Sue Koonce (proxy held by Becca Koonce)
5. Denise Crockett
6. Mark and Deantha Skibinski
7. Voytec Wito
8. Henry Minich
9. Jimmy Doyle
10. Not present
11. Jimmy Hensley
12. Scott McLeod
13. Corey Meyers
14. Steve Carhart
15. Wayne Bailey

14 homeowners were present in person or by proxy; quorum achieved.

CALL TO ORDER: Meeting was called to order at 11:00. President Mark Skibinski presided.

PROOF NOTICE OF MEETING: Confirmed.

MEETING MINUTES OF JULY 3, 2021: Minutes were approved.

FINANCIALS: 2022 Budget and May, 2022 Financials: Marilyn presented, noting the following:

- Net profit is up at this point, but one homeowner paid one year in advance. So, need to consider this when reviewing the financials.
- Loan payoff will occur in August, 2026. Loan payment is \$125/unit.
- Additional, unexpected expenses will be incurred this year (electrical system for well house; Jaime Lythgoe will be hired).
- Reserves deficit as of 12/31/21 is at \$35,400, up slightly due to increased costs associated with painting (higher quality, longer lasting), down from \$120,000 five years ago. Good progress has been made.
- Board is evaluating information provided by our independent insurance agent regarding the replacement cost numbers. This may result in an increase in our premium. Dena Lythgoe offered assistance in verifying the numbers.
- Efforts are underway (thanks to Steve Carhart) to preserve and extend the life of the boardwalks. HOA will incur an expense of ~\$350 for Thompsons water seal.

BOARD REPORT: President Mark Skibinski presented.

Boardwalks: Mark reported that Steve Carhart has implemented a process that may extend the life of the boardwalks; he's done this in front of his unit and down the boardwalk toward the point. The process includes cleaning the gaps between the boardwalks where dirt has accumulated, and grass has grown using a power washer. Then power washing lightly the tops of the boards. Also removing grass 2-4 inches from the edges of the boardwalk. Lastly, applying Thompsons water seal to further preserve them. Estimated cost for the water seal to be applied before this winter is \$350, which the HOA will pay for.

Security Gate: Dena Lythgoe expressed concern over increased costs of operating the HOA, (costs noted above; inflation) and high costs associated with a maintenance contract for the security gate. She noted she would prefer not to move forward with the gate. Mark reported that the gate was purchased by the contractor last year and is in the company's yard. He also noted that maintenance costs should be low because the gate is a simple design. Other homeowners expressed concerns as well over the rising costs (and therefore dues), while others noted that with supply chain issues and the rising costs of inflation, prices will inevitably increase. Jimmy Doyle observed that the HOA has done a good job of building the Reserves.

Shoreline erosion: Mark stated the HOA owes a huge thanks to Steve Carhart for his efforts in maintaining the point, and especially for preserving the erosion of the shoreline. He has researched and implemented methods to reduce shoreline erosion, including the purchase of 7 blue spruce to replace birch trees which are close to collapsing into the water.

Tennis court repairs: Steve Carhart has removed grass along the perimeter fence of the tennis court and will be applying patches for dips/holes in the asphalt to ensure a smooth surface. Many thanks Steve!

HOUSE RULES: Mark reported the Board would be amending the House Rules, updating them as necessary. Of note is removal of the Rule regarding boat lift covers.

#### HOMEOWNER DISCUSSION:

- Tree removal: Some homeowners expressed concern over the concept of tree removal along the shoreline. It was noted that no decision has been made to remove trees. Discussion ensued. Marilyn moved to approve the removal of three trees in front of Units 2 and 3. Motion was seconded. Marilyn withdrew her motion, and the second was withdrawn as well. Marilyn then moved to deny approval of removal of any shoreline trees. Motion was seconded and APPROVED.
- Mark reminded homeowners of the requirement that any modifications outside require notification to the Board for approval (docks, jetski lifts, decks, etc.)
- Wayne requested we check with lawn crew to determine whether a day other than Monday can be changed. Mark will check with the lawn company owner.
- Homeowners were asked if there is any objection to installing some sort of bird deterrent on the gazebo to discourage birds. All confirmed their desire to have deterrents installed.
- Jimmy encouraged everyone to tell neighbors and friends to significantly reduce speed when driving in front of the condos with surf boats to reduce our shore erosion.
- Pick up after your dogs!

- If anyone thinks of a system where we could pump lake water to the lawns around the septic system/tennis court, please forward them!
- Thanks to the Board for their efforts.

ELECTION OF DIRECTORS: Mark Skibinski, Jimmy Doyle and Marilyn Crockett were re-elected to the Board of Directors.

ADJOURNMENT: The meeting adjourned at 12:00 noon.

BOARD OF DIRECTORS-ELECT MEETING: The Board-elect immediately met following adjournment and re-elected the following officers:

President: Mark Skibinski

Vice President: Jimmy Doyle

Secretary/Treasurer: Marilyn Crockett