

FINAL
BIG LAKE CONDOMINIUM HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
July 2, 2023

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

1. Lynn Lythgoe (proxy held by Cooper Wellman)
2. Jack and Marilyn Crockett
3. Jackie Lythgoe (proxy held by Cooper Wellman)
4. Jeff and Sue Koonce
5. Brian and Denise Crockett (proxy held by Marilyn Crockett)
6. Mark and Deantha Skibinski
7. Voytek and Uli Wito (proxy held by Lucas Wito)
8. Henry Minich
9. Jimmy and Sharon Doyle
10. Cameron and Jamie Kmet
11. Jimmy Hensley
12. Scott and Karen McLeod (proxy held by Steve and Vicki Carhart)
13. Corey Meyers
14. Steve and Vicki Carhart
15. Wayne and Rachel Bailey

15 homeowners were present in person or by proxy; quorum achieved. Introductions were made and specifically welcomed new homeowners Cameron and Jamie Kmet.

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

PROOF NOTICE OF MEETING: Confirmed.

MEETING MINUTES OF JULY 3, 2022: Minutes were approved.

BOARD REPORT: President Mark Skibinski presented.

- Jimmy Doyle reported the HOA invested \$70,000 in a CD at 3.75% which will earn approximately \$2,600 when it matures in early April, 2024. Also, substantial progress has been made in paying off the loan, with monthly principal payments of \$1,688 and interest of \$168. The loan will be paid off in August, 2026.
- Mark reported we have been fortunate to substantially save on unexpected expenses. He noted that Jaime Lythgoe completed all of the unexpected repairs to the well system at a cost of \$11,000 vs approximately \$35-50,000 if we had hired another certified electrician. Also, the quality and taste of the well water has substantially improved. It was noted that part of the work Jaime Lythgoe performed was to install a system which will alert us if water in the well house reaches a certain depth or if the temperature drops. There is a red light on the outside of the gazebo which will flash, along with an audible alarm. A padlock has been installed on the hatch to the well house; code is 9072.
- Mark also noted that Scott McLeod stepped in to assist with the unprecedented record snow fall we had earlier this year. Our regular snow removal contractor could not keep up and would have charged us 3 times more than Scott. Many thanks!

- Security Gate: McKinley fence no longer installs these gates, but we are able to purchase the gate from them for \$1,850. Jaime Lythgoe previously agreed to perform the necessary electrical work, but given his family's circumstances we will need to hire another electrician. Therefore, we have no time frame yet on when it will be installed and operational.
- Many thanks to Steve Carhart who continues to improve our landscaping and secure our coastline. Steve noted there have been nine trees planted. He said the tennis court is being used, and he has cleared grass around the asphalt and there is a self-leveling product to smooth out dips where the water pools. Organic material has been cleared around the boardwalks and he encouraged homeowners to continue to do this and remove anything that appears between the gaps in the board. He suggested we purchase 20 lengths of cedar boards to begin replacing those that are rotting, beginning with Unit #1. He also reported that it is time to secure another load of railroad ballast for the boat launch, as it sloughs away over the years.
- Mark reported the Board will create a Finance Committee which will consist of Wayne Bailey, Jimmy Doyle and Marilyn Crockett.
- In response to requests from homeowners, lawn maintenance is now being performed on Wednesdays instead of Mondays.
- The code to the boat launch, boat storage area and shed is 9071. A reminder that the code is not to be shared with non-homeowners.

FINANCIALS: 2023 Budget and preliminary June, 2023 Financials: Marilyn presented, noting the following:

- The 2023 budget was previously sent to homeowners. Additional expenses will be incurred in 2023 for septic pumping and seal coating, which are performed in odd years. Snow removal has been increased, as has the budget for insurance. Focus continues to be on paying off loan and funding reserves.
- Marilyn noted that the June financials are preliminary. She noted that numbers on the balance sheet for Reserves is incorrect and she is working with Snows to get the numbers reallocated. A corrected version will be distributed to homeowners.

HOUSE RULES: Mark reported the Board amended the House Rules in September, 2022. Marilyn noted the Rules are also posted on the website.

HOMEOWNER DISCUSSION:

- Spikes were added to the gazebo which has served as a deterrent for the birds.

ELECTION OF DIRECTORS: A motion was made to re-elect the current Board. Steve Carhart volunteered to serve as well. Mark Skibinski withdrew his name from consideration. Steve Carhart, Jimmy Doyle and Marilyn Crockett were elected to the Board of Directors. *NOTE: Subsequent to this meeting the newly-elected Board established an Operations Committee, to be chaired by Mark Skibinski. He will serve as the Board's coordinator for communications with and directions to the HOA's contractors (landscaping, snow removal, etc.)*

ADJOURNMENT: The meeting adjourned at 12:37 p.m.

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

President: Jimmy Doyle

Vice President: Steve Carhart

Secretary/Treasurer: Marilyn Crockett