

Bobbi, Dale, Kevin and Ann present; Sherri absent.

<b>Old Business</b>	
<ol style="list-style-type: none"> <li>1. Minutes</li> <li>2. Financial Update</li> <li>3. Committee Updates             <ol style="list-style-type: none"> <li>a. Clubhouse</li> <li>b. Landscape</li> <li>c. Pool</li> <li>d. Docks</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Last BoD minutes were approved and posted to the new website.</li> <li>2. After forecasting annual expenses and breakwater payments, we anticipate the year will close with approximately \$30k in reserves, absent unexpected expenditures.</li> <li>3. Committee Updates:             <ol style="list-style-type: none"> <li>a. Clubhouse decorations and pictures donated by Ken and Marla Obernuefemann, Jana Cruzen and Bobbi Lenninger. Cleaning of clubhouse scheduled bi-weekly May – Oct.</li> <li>b. Several homeowners dedicated their time/talent on Landscape Volunteer Day April 22. They completed spreading mulch and thinning the overgrown ground scape. On May 3 annual flowers, donated by Klautzers, were planted on May 3 by Marla, Nancy and Stephanie.</li> <li>c. Pool was opened April 23, ready for use May 2.</li> <li>d. Ameren permit approved. 10% down payment (approx.. \$15k) was made to Modular Docks. Green Consulting paid \$300. Next check to Modular Docks (\$54k) due once they begin to build the wavebreak. Last check (\$75k) due at installation, which is anticipated Q1-2 of 2025.</li> </ol> </li> </ol>
<b>New Biz</b>	
4. Projects	<ul style="list-style-type: none"> <li>• Action: Sign Committee (Ken and Marla Obernuefemann) approved to proceed with getting estimates to repair the signs. Bobbi will coordinate.</li> </ul>
5. Annual meeting	<ul style="list-style-type: none"> <li>• No additional feedback received.</li> </ul>
6. Financial/Budget	<ul style="list-style-type: none"> <li>• Discussion: Several suggestions for improvement to common grounds have been made, like resurfacing the parking lots, which was not budgeted for in 2024.</li> <li>• Action: The BoD will continue to take suggestions under advisement, get quotes and assess feasibility of addressing these items in 2024 or some future fiscal year when they can be budgeted.</li> </ul>
7. Dock Committee	<ul style="list-style-type: none"> <li>• Proposal: BoD is considering the necessity for creating a permanent Dock Committee given the frequency and impact of actions required. The BoD will approach the existing committee for discussion. Proposal is to have 2 homeowners from each dock location to be represented on the committee, with Greg advising. Bobbi will send email requesting committee volunteers and Kevin will approach Brent about leading the Committee.</li> <li>• Action: BoD will seek additional bids from local dock maintenance companies to perform an inspection of our docks and suggest steps for prolonging dock longevity.</li> <li>• Action: The addition of fire extinguishers will be taken up for discussion by the Dock Committee in the future.</li> <li>• Action: BoD is securing bids for the replacement of slip bumpers and inspection of both docks.</li> <li>• Action: Further discussion regarding the installation of the Wet Steps, donated by Brent Simpson, on the main channel dock is ongoing. Installation is TBD.</li> <li>• Resolution: Buoys demarking our docks require solar powered lighting attached. The lighting was purchased, and Dennis Klautzer volunteered to install them.</li> <li>• Resolution: BoD considered a proposal to allow long-term non-resident slip rentals on the main channel dock. After discussion, the BoD voted no unanimously.</li> </ul>

	<ul style="list-style-type: none"> <li>• Resolution: Purchase and installation of toss rings for placement at each dock; efforts to be overseen by Dale and Kevin.</li> <li>• Resolution: BoD determined the installation of First Aid Kits on each dock was unnecessary as most boats supply their own and they could attract unwanted attention or opportunity for theft.</li> </ul>
8. Clubhouse	<ul style="list-style-type: none"> <li>• Action: Pool deck power washing and furniture setup date TBD</li> <li>• Action: Parking lot asphalt cracks observed. BoD will investigate the costs of having the clubhouse parking lot resealed.</li> <li>• Action: The addition of a WiFi signal at the clubhouse enables the possibility for installing a water monitoring/notification system. Dale will contact 4Seasons Plumbing for an estimate.</li> <li>• Resolution: Purchase and installation of a WiFi Access Point will be coordinated by Bobbi that will enable Thermostatic control of the Clubhouse. New Wifi enabled thermostat to be donated by Ann and Doug Happel.</li> </ul>
9. Insurance	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
10. Landscape	<ul style="list-style-type: none"> <li>• Action: More rock is needed to dress the downslope side of the playground/parking lot to prevent erosion of the hill and roadway shoulder. Bobbi will contact the city to see if they will remediate the roadway shoulder. Dale will evaluate how much more rock we need to finish the POA owned areas that are adjacent to the road.</li> <li>• Action: A notification email will be sent, and a future discussion will be scheduled, with those who own Second Tier homes bordering Beacon Pointe Circle. Erosion from their properties is beginning to impact the roadway. The City has been engaged, and we are seeking the City's input on ideas for managing erosion caused by surface water runoff. The BoD will seek City assistance, however, the responsibility for maintenance is the homeowner's and starting discussions now will help them prepare.</li> </ul>
11. Additional Items	<ul style="list-style-type: none"> <li>• Discussion: Property Transfers <ul style="list-style-type: none"> <li>○ Covington home sold to Greg/Susan Samuelson, final April 26</li> <li>○ Corwin IDS-2 lot sold to Jeffrey Williams, final May 9</li> </ul> </li> <li>• Proposal: Mike Schaefer offered to create a "welcome" packet for each new POA member, which includes information like door codes, dock lists, preferred contractors, how to display Lot Tags, etc. BoD encouraged him to prepare one for consideration.</li> </ul>