

Maple Beach Property Holder's Association

General Member Meeting Minutes

June 4, 202 8:30am

Wet Bottoms Bar and Grill

1. Call to order
2. Officers present
  - a. Joe Rossi – President
  - b. Rick Richardson – Vice President
  - c. Brian Leonard – Treasurer
  - d. Bob Garza – Technology director
  - e. Bruce Biedenharn – Seargant of Arms/Park Director
3. Meeting confirmation.
  - a. Website, Carl's Shell, Newville Mobil, MBPH Facebook page
4. Quorum verification
  - a. Verified quorum was met
5. Approval of meeting minutes from October 2, 2021
  - a. No Quorum, no minutes
6. Treasurer's Report
  - a. The treasurers report was emailed prior to the meeting
  - b. Balance as of June 1, 2022 is \$5617.93
  - c. We owe \$2516.43 for insurance
7. Reading of Communications
  - a. None
8. Report of special Committees
  - a. None
9. Unfinished business
  - a. Discuss options for pier leases to purchase the right to transfer their lease to a buyer of their property in the association.
    - i. Attorney Charles Sweeney present, representing KeithAnderson & Marcia Kapa-Anderson, Christopher Johnson, Todd & Elaine Helpler, Bruce & Suzanne BiedenHarn, Tom & Donna Nolfi, Jim Mushan, Kevin Mohr, and Joe & Patty Janowiak. He explained their arguments for the lease agreement change.
    - ii. Discussion was had about how to monitor this, payment requirements and stipulations to it.
  - b. Motion was made buy Property Holder 19 as follows:
    - i. Motion to modify pier agreement to allow a one time , \$2000.00, non-refundable payment to transfer pier lease to buyer of property upon sale, paid at closing.
    - ii. Property holder 37 seconded the motion

- iii. Roll call vote:
  - 1. Yea: 18
  - 2. Ney: 11
- iv. Motion carried

10. New business

- a. Discussion was had about looking in to filling in the wet portions of the park
- b. Discussion was brought up in regards to rip-rapping shoreline at the park
- c. Discussion was brought up to improve access to the pier spots the asre more difficult to reach
- d. Discussion was had on the possibility of the DNR having grant money available to improve the access or put in a trail
- e. Discussion was had regarding renting the one shed at the park that is currently under utilized
- f. Bob Garza made a motion to increase the pier lease amount to \$400.00/year
  - i. Discussion was continued and some of the leases that have poor access to their spots disagreed with the increase.
  - ii. Discussion has had to increase the fee and discount the spots with poor access until such time as better access was provided.

11. Elections

- a. Two persons submitted applications for the open seats on the board(Tommy Colbert & Andrea Belanger), Marcia Kapa-Anderson and Alice VanBuskirk. They introduced themselves and addressed the members.
- b. No vote was necessary because they ran for office un-opposed. Both were appointed to their seat for a two year term
- c. Incumbent Joe Rossi, running un-opposed, was appointed to his board seat for a two year term.
- d. Todd helper sold his property and vacated his seat on the board. The board is currently looking for an appointee for the seat.

12. Adjournment

- a. Property Holder #33 made a motion to adjourn, seconded buy Property Holder #61,. Motion Carried

13. Next meeting is October 1, 2022 at 8:30am at Wret bottoms Bar and Grill or alternat location TBD.

- a. Next meeting agenda
  - i. Shoreline rip-rap at beach
  - ii. Pier access improvements
  - iii. Access to pier slots above slot #11
  - iv. Final wording to be added to pier lease agreement

