

Maple Beach Property Holder's Association
General Member Meeting Minutes
October 5, 2019 8:30am
Lake House Inn

Meeting Order of Business:

1. Call meeting to order at 8:35 am
2. Roll call of officers present
 - a. Joe Rossi – President
 - b. LaVerne Luchsinger Jr. – Vice President
 - c. Debi Rossi – Treasurer
 - d. Elizabeth Luchsinger – Secretary
 - e. Andrea Belanger – Director (absent)
 - f. Tommy Colbert – Director
 - g. Eric “Rick” Richardson – Director
 - h. Allison Epker – Director
3. Confirmation of meeting notices
 - a. Elizabeth Luchsinger confirmed that the meeting notices were posted on September 5, 2019 at Carl's Shell, Mobile Gas Station on Hwy 59 and Lake House Inn. The notice was also posted on the Maple Beach Property Holders FaceBook page, emailed to members with email addresses and mailed to members without email addresses. The meeting dates and times can also be found on the association's website.
4. Approval of meeting minutes from October 6, 2018 and June 1, 2019.
 - a. A motion to approve the October 6, 2018 minutes was made by Larry Goynea (51) and seconded by LaVerne Luchsinger Jr. (3). Motion carried.
 - b. A motion to approve the June 1, 2019 minutes was made by Bob Garza (75) and seconded by Katherine Kinderman (27). Motion carried.
5. Quorum verification
 - a. Prior to moving forward with voting on various topics, we verified that a quorum was present. There were 43 properties represented out of 133 properties, so we meet the 20% quorum requirements.
6. Update on lawsuit
 - a. President Joe Rossi read the Order Enforcing Settlement signed by the Circuit Court Judge on September 19, 2019. The lawsuit is officially dismissed.
7. Treasurer's report
 - a. The balance as of today is \$3,997.27.
 - b. A motion to approve the June 1, 2019 Treasurer's report was made by Rick Richardson (53) and seconded by John Thallemer (44). Motion carried.
 - c. A motion to approve the October 5, 2019 Treasurer's report was made by Rick Richardson (53) and seconded by Bob Garza (75)
 - d. Members requested that the Treasurer's report be sent out with the agenda prior to each meeting. The secretary will attach a copy of the most recent Treasurer's report to the meeting notification email prior to each meeting so members can review it.
8. Reading of communications
 - a. No communications at this time.
9. Report of special committees
 - a. Welcoming Committee – No one was present from the Welcoming Committee. Debi Rossi sends new resident information to Marcia and Marcia presents new residents with a trivet and welcomes them to the neighborhood. There are two new members to welcome. It was suggested that we add new members to the annual newsletter.

- b. Property Committee – Vern was present. No issues at this time.
- c. Garden Committee – Katherine Kinderman was present. She stated that she did some clean up a few times this year.
- d. Heritage Committee – no one present to represent the committee.
- e. Community Events Planning Committee – the committee is working on planning events for next year. They are hoping to have the events published in the annual newsletter, so everyone has time to plan for them.

10. Unfinished business

- a. None

11. New business

- a. Piers – Jeanine Mommaerts wanted everyone to know that some area marinas removed all the piers and boats because of flooding. As a result, there are some ruts in the park. The members who rent the piers have agreed to cover the cost of fixing that area.
- b. Tree removal in park – the association had a contract a couple of years ago with Ray Harris to remove one of the trees in the park. Brad Mommaerts was wondering if that contract had been paid in full because the tree has not been taken down. Debi Rossi will review the books to determine if the contract was paid in full.
- c. The snow fence will need to be put up in the park the week before Thanksgiving. There were many people who volunteered to help complete this task. Some of those volunteers included: LaVerne Luchsinger Jr., Rick Richardson and Bob Garza.

12. Elections

- a. Four board members were up for re-election: Allison Epker, Debi Rossi, Elizabeth Luchsinger and Rick Richardson. These four board members agreed to run again, and no other candidates presented themselves. A motion to approve these board members elections was made by Larry Goynea (51) and seconded by Brian Fricano (74)

13. Adjournment at 9:19 am

- a. A motion to adjourn the meeting was made by John Thallemer (44) and seconded by LaVerne Luchsinger Jr. (3). Motion carried.

14. Next meeting is June 6, 2020 at 8:30am at Lake House Inn.