

**Sedgewood Cove Homeowners Association  
Board of Directors Meeting Minutes  
Wednesday, March 25, 2015 6:30 PM**

**DRAFT**

**Board Members Present**

Sam Challis  
Richard Russell  
Jan Szczelaszczyk  
John McDade

**Board Members Absent**

Lauran Ammann – Absent

Kevin Ahmer – Kalman Management

**SCHOA Board Meeting called to Order**

The Meeting was called to Order by Richard Russell, Secretary at 6:35 PM

**Roll Call**

Roll call of board members was taken: Sam Challis, Richard Russell, Jan Szczelaszczyk, and John McDade – present

**Meeting Commenced**

Statement by Board President Sam Challis

Sam Challis made formal announcement and submitted letter of resignation to Board – motion to approve made by Richard Russell to acceptance of Sam Challis, John McDade seconded – motion was carried unanimously

Richard Russell nominates Phil Patterson to fill open Board position

Motion is carried unanimously – Phil Patterson – John McDade seconded - motion was approved unanimously

Motion was made by Richard Russell to approve SCHOA minutes from February 17, 2015 Board Meeting – motion was seconded by Jan Szczelaszczyk – motion was approved unanimously

**Property Management Report**

Recent Home Sales reported - #204 and #412

Property Management provide John McDade reimbursement check in the amount of \$255.02 for recent expenses incurred restoring SCHOA website

Kevin Ahmer reported previous tax filing issue regarding SCHOA as non-profit status had been corrected and refund should be issued – amount of refund to be announced as soon as possible

### **Treasurers/Financial Report**

Jan presented the Treasurer's Report - Richard Russell motioned to approve the Treasurer's Report – John McDade seconded – motion approved.

### **Secretaries Report**

John McDade reported SCHOA web site was reported down by Richard Russell on Monday March 23, 2015 – John learned the website fees failed to auto-renew at end of month – efforts to restore the website continuing

### **Boating, Watercraft and Natural Areas Committee Report**

Motion was made by Richard Russell to adjust fees for 2014 in-water mooring of Lauran Ammann – seconded by Jan Szczelaszczyk – motion unanimously approved

Richard Russell announced 2015 Boating Policies would be mailed to SCHOA members by March 28, 2015

Richard discussed sourcing materials to construct a boat launch for non-motorized boats – quotes will be received and compared to Board purchase at local hardware stores

Wheelchair access area improvement – cost of materials also discussed

Richard suggested dry boat storage structural improvement – discussion about materials and labor followed – pricing for materials

Chris (Last Name?) suggested we sell surplus wooden dock sections at waterfront to fund boat launch, wheelchair and boat storage structure – Chris agreed to provide assistance to Board with Craigslist posting and sale – it was noted the dock sections were relinquished to the Board two (2) years ago

### **Architectural requests –**

Richard motioned to approve the ARC requests from homeowner:

215 - Window Replacement

Seconded by John McDade – motion was unanimously approved

### **Old Business**

No old business

### **New Business**

Richard made motion to approve Property Management payment to John McDade reimbursement check in the amount of \$255.02 for recent expenses incurred restoring SCHOA website - Jan seconded. All approved.

Richard Russell discussed receiving bids and repair costs for Community Announcement message board near tennis court area

### **Home Owner Discussion**

Phil Patterson discussed more community involvement regarding area grounds – suggested community service project by local Boy Scout troop to clean southern trail areas at end of lake near Grand Avenue

Sharon (Last Name?) spoke about better overall state of the community in past years – moved in 20 years resident – concern about declining property values if trend continues

Chris (Last Name?) discussed concern with ongoing dog waste issue – Property Management provided information about registration and DNA identification methods to determine source of offenders to enact fines to prevent

Sam Challis questioned the cost and implementation

Discussion about removing the orange boundary fencing and replacing it with split-rail or other natural material at Corp of Engineer remediation zone

Discussion about looking in to repairing damage at fishing dock area

Recommendations to request bids for all waterfront area repairs was heard – Board agreed to take this for action

Richard Russell reported waterfront area and boat traffic is still under heavy scrutiny by Federal authorities

Sam Challis recommended Board address removing debris around storage shed to prevent children from climbing on shed roof and eliminate any possible safety concerns

Sharon (Last Name?) mentioned concerns about unauthorized guests entering community and loitering in and around beachfront areas – discussion about possible identification methods for community guests when using waterfront and swimming areas

Richard Russell suggested annual flower planting at the front entrance to the neighborhood take place on Saturday May 2, 2015 to prepare scheduling conflicts the following week; Mother's Day

**Close of Regular Board Meeting**

Richard motioned to adjourn the meeting at 7:15 PM. Jan seconded and all approved.

**Executive Session**

Richard nominated John McDade to replace Sam Challis as Board president – motion was seconded by Jan – approval was unanimously

Motion was made by Richard to approve Phil Patterson as Board secretary – John

McDade seconded – motion was approved by all

Respectfully Submitted,  
John McDade