

MISSION ACRES ASSOCIATION  
54<sup>th</sup> Annual Meeting  
Saturday, July 27, 2002  
Draft Minutes

Members Present:

Linda Bandrowski  
Taffy Farrand  
Joan Kroupa  
Jeannine Thelen  
Ray & Micki Weigel

Carol Conway  
Jacqueline Frensley  
Lanny & Mary Ann Leak  
Joe & Helen Verdoorn

Mike & Jan Dunn  
Eileen Huntzicker  
H.G. & Ellie Smith  
Ellen Weber

Guests Present:

Peter Nyblad

Joan Kroupa hosted our first morning meeting that began with a great breakfast buffet! The meeting was called to order by President, Ellie Smith at 9:30 am. Ellie called for approval of the minutes of last year's meeting. Joan asked for time for discussion. After discussion of her issues it was agreed that she would send a draft correction of the minutes for some of the items to the Secretary-Treasurer to be considered for inclusion into the minutes.

Old Business

H.G. Smith reported on cabin inspections. They are done 2 times/month around the 1<sup>st</sup> and 15<sup>th</sup> of the month and after storms during the off-season. The inspections are of the exterior to insure there is no damage to the property. They do have keys to the cottages in the case of an emergency.

H.G. also discussed the Road Committee report. He handed out a financial summary of the work required (attached). There are 8 trees proposed to be removed all marked with blue plastic. The stumps will also be removed and Jack Monson will then fill in the holes left. Even though these 8 trees will be removed the roadbed will not be made any wider than it currently is. Ray Weigel moved that the assessment identified (\$125/lot) be approved, Joan seconded. The subsequent discussion clarified the following concerns. The removed stumps will temporarily widen the road due to the need to fill in the hole. The work will begin in early October and finish by the end of the month. All limbs and brush will be removed by the company doing the work. No wood will be left for firewood. Ray's motion passed.

Joe Verdoorn gave a report on the Constitution Committee. H.G. made a motion that Lanny Leak seconded to hold a special meeting on August 31 to vote on the proposed changes.

A discussion then ensued on whether to hear the report of the nominating committee and vote on new officers for the Association at this meeting or wait until the August meeting. Lanny moved and Mike Dunn seconded a motion to elect new officers at the August 31 meeting. The motion passed

New Business

Carol Conway distributed a draft Vision for the Association (attached). After a variety of views on the subject were discussed a consensus was reached to do more work on the draft Carol distributed. Ray offered to work with Carol on the Vision and present their work to the Association at next year's annual meeting. Linda made a motion that the above happen which Carol seconded. The motion passed.

Joe updated the Mission Acres History that Jack Callahan presented several years ago (attached).

Larry raised 3 business issues: does the Association need insurance for the officers, does the Association need insurance to protect against personal injury claims of anyone we may hire to do work; and does the Association need to file taxes. Lanny Leak and Mike Dunn advised that we did not need insurance and probably did not need to pay taxes.

Larry then presented the Annual Budget (attached). Larry recommended that since the Road Committee recommended a per lot assessment of \$125 the budget be modified to reflect this. He also recommended that dues be changed from \$50 back to \$10 since the proposed increase was to cover the cost of insurance that we do not need. With these 2 changes, Eileen Huntzicker moved and Lanny seconded that the budget and dues be approved. Motion passed.

Linda Bandrowski moved that a speed limit of 15mph be approved. Joan seconded the motion. Several members made the following recommendations. Check your speed when you are on the road. You will probably find you need to slow down. 15 mph is slow and we need to pay attention to how we all drive. There are several blind spots on the road and we should be aware of these and be especially cautious at those spots. When turning onto Swaney from Whispering Trail and vice versa it helps your visibility if you make a wide turn. Turn your lights on when on Whispering Trail. The motion passed.

Lanny suggested we remind everyone that cable service is available.

Micki Weigel asked about our septic systems – what could you put in them? Should we be using special soap for example? Larry reminded everyone that our septic systems are not maintenance free and the holding tanks must be pumped before they fill up. Tide detergent was mentioned as particularly bad for septic systems.

Lanny moved and Ray seconded a motion that we end the meeting. Motion passed. The meeting ended at 11:30am. Everyone seemed to enjoy the morning meeting and especially Joan's breakfast buffet – Thanks Joan!

Next year's meeting will be held on Saturday, July 26, 2003.

Respectfully Submitted,

Larry Ward  
Mission Acres Association Secretary-Treasurer

Income  
 Balance on hand July, 2001 \$623.37  
 Dues collected \$1,914.05  
**Total \$2,537.42**

Disbursements:  
 Cottage Inspections \$645.00  
 Road Maintenance \$283.50  
 Gravel \$128.10  
 Postage \$12.64  
 Snow Removal \$675.00  
 Bank Charges \$41.98  
**Total \$1,786.22**

Balance on hand July, 2002 \$751.20  
 Outstanding Dues \$1,309.31

**2001/2002 Snow Plowing Summary**

Snow Plowing Bills \$675.00  
 Number of 'shares' participating 33  
 Cost per 'share' \$20.45  
 Share Allocation Bill  
 Full Time Resident 5 \$102.27  
 Semi-full Time Resident 4 \$81.82  
 Winter Visitor 3 \$61.36  
 Required by Insurance 1 \$20.45

**Proposed Annual Budget for Fiscal Year 2002-2003**

Expenses:  
 Cottage Inspection \$420.00  
 Road Maintenance \$3,000.00  
 Snow Plowing \$630.00  
 Checking Fees \$120.00  
 Insurance \$1,000.00 Changed at meeting  
 Reserves \$856.20  
**Total \$6,026.20**

Income:  
 Balance on hand July, 2000 \$751.20  
 Dues \$5,275.00  
**Total \$6,026.20**

DUES		
Category	Current Amount	Proposed Amount
Association Dues	\$10.00	<del>\$50.00</del>
Cottage Inspections	\$30.00	\$30.00
Road Assessment	\$35.00	<del>\$115.00</del>
Snow Removal	\$25/Share Deposit	\$20/Share Deposit

Changed at meeting:  
 \$10.00  
 \$125.00

## Road Committee Report

### Tree Removal, Stump Grinding & Road Repair Bids

Company	Work	Bid
A-1	Take down and take away eight trees, grind 10 stumps	2800.00
Leonardo	Take down and take away eight trees.	2175.00
Grant's Stump Removal	Grind down ten stumps @ \$50 each (Additional stumps @ \$50.00 each)	500.00
Monson	Fill stump holes (Needed to fill holes regardless of who does other work)	300.00

#### Committee Recommendation:

Leonardo, Grant and Monson :

$$\$2175.00 + 500.00 + 300.00 = \$2975.00$$

$$\$2975.00 \div 27 \text{ lots} = \$110.19 \text{ per lot}$$

$$\text{OR } \$2975.00 \div 22 = \$135.23 \text{ per lot}$$

We recommend assessing \$125.00 per lot. Any extra funds would be used for rc

Respectfully submitted,

Jacqui Frensley  
H.G. Smith  
Joe Verdoorn

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