

EPPOA Annual Association Meeting Minutes

July 25, 2021

EPPOA Board Members: Tom Allen (President), Sue Bradley, Bob Garrett, Jack Hill (Vice President), Sue Kriz (Treasurer), Sue Roemer and Amy Wiesenmayer (Secretary)

- **Call to Order at 11:00**
- **Review of minutes and approval of 2020 Annual Minutes**
- **Review and approval of financial update and 2021 budget *Final vote: 32 YES and 0 NO***
- **Open Topics for Discussion**
 - Thanks for the social committee for a great 4th of July party!
 - We have notified homeowners about removing abandoned cars and boats.
 - A first aid kit has been put in the pavilion.
 - Long range planning has begun for roads, seawall and pavilion floor. This will allow us to know long-term costs and strategy.
- **Topic Voted On:**
 - The board recommended that we change our process for notifying members. Currently notification for our annual meeting it is required to be mailed to each member at least 30 days prior to meeting. We are suggesting we change to allow the option for electronic notice via email and reduce the time period from 30 to 14 days. (By Laws, Sec. 5.1 and 5.4) In addition, we would like to add the option for voting my email. *Final vote: 31 YES and 1 NO*
 - The board recommended that we change our nominating committee: Current rule requires the Board to appoint a nominating committee in every even numbered year to solicit new board candidates for upcoming election. We recommended changing the date for appointing the committee from February to May since we will have a meeting on Memorial Day weekend. (By Laws, Sec.6.3.4.A.) *Final vote: 32 YES and 0 NO*
 - Dog Friendly Beach Hours were discussed. We shared that our current rules are the following: Early morning hours (6:00am to 9:00am) is only time that dogs are allowed on the beach and in water. No dogs allowed at waterfront at any other time, unless owner is taking dog on a leash to their boat. Only pets of property owners are allowed in the waterfront, pier or association property. (Revised 12/1/2007). There was additional discussion that some people wanted more extensive hours for dogs. The decision was to proceed with current vote, which was to vote yes for abiding to the current rules or vote no to current rules. We added the option for further discussion to new business and can discuss further at our next meeting. *Final vote: 29 YES and 3 NO*

- 1115 Wilmot was removed from the association by request of the previous owner. The board recommended formally voting this home back into association. *Final vote: 30 YES and 2 NO*
- The board requested \$4,000 to proceed with pathway improvements from Pinewood to Valley. We also requested \$450 for a railing to be added to the path from Oakwood Trail to Valley. *Final vote: 30 YES and 2 NO*
- Porta Potty options were discussed. The only place we can put a porta potty is at the top of the main gate by the trash cans. The cost is \$120 a month and we discussed that a structure would be built or purchased to enclose the porta potty. *Final vote: 25 YES and 7 NO*
- **New Business Topics:**
 - Motion was made to make dues for lake front owners the same as all other members with equal rights to the pier and pavilion. The board will send out notification and this can be voted at a later meeting.
 - Lisa Simpson would like the road expanded in front of her house to 20 feet. We will ask the road committee to research and report back as part of their recommendations.
 - It was mentioned that some people (and their kids/guests) get asked if they are homeowners and that some conversations are not friendly or welcoming. We discussed that it is fine if people want to confirm that people that are using our lakefront are from our association, but it should be done politely and welcoming as we have many new neighbors.
 - We need to discuss how we want to address rental and Airbnb owners. Current by laws state that non-members cannot be at lake without a member. However, we need to discuss further as realtors are approaching the board about potential homeowners that want to purchase as fulltime Airbnbs.
 - There is discussion about allowing more extended rules for dogs. We are proceeding with existing vote and will open to further discussion at next meeting.