

East Oaks Estates Board Meeting

6/23/2020

Meeting was called to order by Gary Terwee, President at 7:00 PM socially distancing on Gary's driveway.

Board Members Present: Gary Terwee, Bob Waters, Tod Smith, Don Holladay and Jolene Fechter.

Secretary's Report: Jolene provided minutes from the April 30, 2020 meeting. All read it and Bob made the motion to approve, Tod seconded and motion carried.

Treasurer's Report: Jolene gave the following report:

Checking \$30,680.90

Savings \$42,991.10

Almost all dues have been collected and Jolene shared the spreadsheet of expenses. Bob made the motion to approve the treasurer's report, Tod seconded and motion carried.

Delinquent Accounts: We have 3 delinquent accounts for dues and road assessment which are the same as before. Letters have been sent and the amounts are being monitored to determine if small claims may be filed in the future. Reminders have again been sent.

Actions Between Meetings: A house plan was submitted to the board for Lot 49 and was approved by all via email.

Common Lot: The common lot is seeing a large volume of use so it was well worth the expense to improve that area for all residents. Underground conduit has been completed for electricity to the dock. Discussion was held on the washing that continues to occur as recent rains have caused some of the sand to again wash out. Further review will be done to see how this can be resolved.

South Entrance: Don did some work on cleaning up the south entrance and it now looks good. Thanks again to his work on both the south entrance and the common lot.

Other Issues: Construction items and burning taking place on a neighboring property adjacent to the development was discussed. The zoning administrator provided a report to Gary regarding a visit he had to the owner. This was discussed at length and Gary will submit a letter in reply since some of the claims by the owner are questioned. A complaint by a resident which was followed up by DNR indicates items which are not legally allowed to be burned were in fact burned at the site. While the owner indicates he has a plan to clean up the property, little action has been seen since purchasing in 2015 and in fact additional construction equipment has been placed on the property.

Gary will contact the attorney to determine the action we may take regarding some covenant violations and a request for having a VRBO in the development. Also should the covenants need to be amended what process needs to be completed to be sure we are in compliance with the by-laws. We have boat trailers on some properties, dead trees and a few lots where the declaration of covenants were not signed. It was unanimously approved by the board to have any new owners sign agreeing to the covenants before we release information regarding dues. This will assure all new owners are aware of the covenants.

Motion made by Jolene to adjourn at 8:30 PM seconded by Tod and meeting adjourned.