

Annual Meeting East Oak Estates Property Owners Association  
June 1, 2021  
7pm

The 2021 annual meeting was called to order at 7:00 PM by President Gary Terwee who introduced himself and the rest of the 23 members present introduced themselves also.

Minutes:

Due to the COVID pandemic there was no meeting held for 2020. Minutes from the 2019 annual meeting were presented. A motion was made by Tod Smith to accept the minutes, seconded by Jane Kruse and the motion carried.

Officers:

Nominations for additional board members were taken from the floor. None being offered, the ballots cast were tallied and the board members for 2021 are Jolene Fechter, Don Holladay, Tod Smith, Gary Terwee and Bob Waters.

Treasurer Report:

Treasurer's budget for 2021 was presented and reviewed as well as the expenses for 2020 and 2019. Additional money was spent in 2020 to improve the common lot area as well as bury electrical for the dock. Discussion regarding the annual budget was held. The dock fees again covered the dock and since the improvement of the beach area there has been considerable more use of the beach this past year. On average the dock expense is covered by hoist fees and annual maintenance for common lot areas is covered by association annual fees. The majority of dues have been paid and the only one severely delinquent has been taken care of through legal channels. Savings balance on 12/31/20 is \$43,951.89 checking balance on 12/31/20 is \$12,961.71 Motion by Keith Diekevers to accept the treasurer's report, seconded by Bob Waters and motion carried..

Dock:

Dock chairman Bob reported 26 spots are filled at this time. We have a total of 31 spots available on the dock. This includes boats and PWC spots. There was a problem with hoists this year but Bob has been in contact with the installers to get this corrected. The dock was a little later installed this spring due to weather. Bob is working to possibly extend the dock to allow some seating at the end.

Road:

The road loan was paid off in 2019. We will continue to seal cracks each year. We continue to maintain our roads as the county is not willing to take on the roads due to steep hills and curves.

Common Lot Area: A big thank you to Don Holladay for all the work he has done to make our common lot area look so good. There have been big improvements removing trees, adding sand, building up the retaining wall so we don't lose the sand

the was brought in, and several perennial plantings as well as some flowers. Additional expense was incurred in 2020 to make these improvements which had been long overdue.

**Covenants:**

There are still a few lots who haven't signed the most recent covenants of 2009 and thus would not be covered by the association insurance. Restrictive covenants carry through even if updated covenants are not signed by homeowner. Court cases have determined even if restrictive covenants are not renewed in 21 years they are still in effect until terminated by the association. Please remember that trailers, campers, and boats are not allowed to be parked in driveways for an extended period of time (or all summer). We also kindly thank those who walk their dogs to pick up after them. We have a very beautiful development and appreciate everyone's cooperation to keep it that way. The covenants are available on the website [www.eastoakshoa.com](http://www.eastoakshoa.com) and our email is [eastoakestateshoa@gmail.com](mailto:eastoakestateshoa@gmail.com).

**Other Business:**

Larry Lewis had concerns about the pillar on the north side of the entrance as it is deteriorating. The county engineer has indicated road M-56 will have some construction in the next year or so. Due to the road work it would be best to address this situation at that time so we wouldn't have a repair bill and then have it damaged in road construction resulting in another repair expense.

It would be fun to have a block party to allow everyone to get to know their neighbors. If anyone is willing to work on organizing one, please let the board know.

Bob Waters made a motion to look into the cost of a notice board to be put near the mailboxes for items of interest to the residents. Shawn Fechter seconded it and the motion carried. The board will review the recommendation.

Motion to adjourn meeting at 8:20 pm by Tod Smith, seconded by Keith Diekiewers and motion carried.

Respectfully Submitted, Jolene Fechter, Secretary / Treasurer