#### ANNUAL SPRING MEETING OF

**COOL HILL PARK ADDITIONS 1 AND 2 PROPERTY OWNERS ASSOCIATION**

##### LAGRANGE TOWN HALL - 10:00 AM SATURDAY. JUNE 4, 2022

###### AGENDA

**Welcome & Opening Remarks – President**

1. **Meeting Call to order**
2. **Approval of Minutes from Annual Meeting, Zoom Meeting June 5, 2021 –** Minutes approved
3. **Nominations and Election of New Board Members; all are two-year terms:**

 OPEN POSITIONS – 2022/23 PROXY BALLOTS ARE AVAILABLE ON THE WEBSITE

* + President – 2-year term – *Pat Werner indicated she will resign as President and transition position to Darren Tristano, VP/Treasurer*
	+ One Director - 2-year term (incumbent Luke) – *voted and approved for next term. Luke will support Darren as interim VP/Treasurer*
	+ Secretary - 2-year term – *voted and approved for next term.*

The position responsibilities are posted on the website.

* + FY 23/24 Open Positions: VP/Treasurer, One Director

1. **Old Business**
	* Property Maintenance/Landscaping Projects 2021 – L. Burmeister, Board Members -*Luke reviewed previous work completed in the landscape plan – Luke discussed rain runoff issue, new wall to divert runoff and avoid sand pushing into the lake. Continued improvement to increase the value of our homes.*
	* Mandatory maintenance fee - D. Tristano

FEE FORM AND **DUE DATE** IS AVAILABLE ON THE WEBSITE – *Current status of dues paid was reviewed. 8 members in arrears…*

Posted on the website: <http://coolhill.com/CH/>

* + Park Access/Keys/Boat Decals – Board Directors – *Everyone is complying with boat stickers and registration.*

Email request to: coolhillpark@gmail.com

BOAT REGISTRATION IS AVAILABLE ON THE WEBSITE

* + Pier Rules, Restrictions and Violations, Boat Docking – Board – *Non-homeowners were using the boats and we audit the boats for ownership and registration;* all boats registrations are checked with DNR for ownership and size limitations

Posted on the website: <http://coolhill.com/CH/>

* + Secretary Update - J. Tristano: new members, directory update – *5 new members, sending out info to new homeowners, update to directory on website to be completed*
	+ Last year’s Budget FY21/22 and New Budget FY22/23 – D. Tristano **–** *Darren reviewed 2021/2022 budget. Reviewed budget 22/23 and indicated that the increase in dues will create an additional $3,750 in annual maintenance and that money will be used to increase capital improvements by that same amount. The website fee of $2,500 will be used to create a new contemporary website that allows e-commerce for maintenance billing and a separate member login that provides a directory, forms, boat registration information, etc. – Budget was approved*

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1. **New Business**
	* Property Maintenance/Landscaping Projects 3-5 yr. plan – L.Burmeister

*Boulders will be added to pier 6 to serve as retaining wall, replacing granite with pavers to create a permanent solution to erosion and maintenance. Next year will be to replace granite path to pier 1 with pavers. Year 3 will be permanent stairs to Piers 4 and 5. Perennial beds will be explored between pers 2 and 3 to reduce annual maintenance.*

* + Property Maintenance/Improvements –L. Burmeister

*Darren indicated that the maintenance fee will increase to $225/year in order to offset inflation and allow the funds to continue to improve the landscape of the park. Goal will be to permanent improvements not* *temporary fixes. Goal is to keep fee the same for next five years. Pier updates?*

* + Watercraft Registration/Decals Management –J. Smith

*No changes to existing management of watercraft*

* + Annual Meeting 2023 – June 3, 2023

*Date reserved at La Grange Townhall*

* + Any other business:

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1. **Adjournment**