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| CHPPOA |  | *Cool Hill Park Additions 1 & 2*  *Property Owners Association, Inc.* *www.coolhill.com/CH/* |

##### ANNUAL SPRING GENERAL MEETING

**10:00 AM Sat. June 2, 2018**

**\*\*\*LAGRANGE\*\*\*Town Hall**

**N7899 County Road H (intersection of H & Territorial Rd) WHITEWATER**

#### ANNUAL SPRING MEETING OF

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

###### AGENDA

Welcome & Opening Remarks – President

1. Meeting Call to order – Meeting was called to order
2. Approval of Minutes from Annual Meeting, June 3, 2017
   * Minutes are posted on the website: <http://coolhill.com/CH/>

Minutes where approved

1. Nominations and Election of New Board Members; all are two-year terms:

OPEN POSITIONS – 2018/19 PROXY BALLOTS ARE AVAILABLE ON THE WEBSITE

* + One Director - 2-year term (Open position, Mark Weseman is retiring after 12 years on the board).

The position responsibilities are posted on the website. <http://coolhill.com/CH/>

* + Secretary - 2-year term (incumbent Jodie Tristano) – Jodie Tristano was nominated and approved for re-election, no challengers.
  + President – 2-year term (incumbent Pat Werner) – Pat Werner was nominated and approved for re-election, no challengers.
  + FY19/20 Open Positions: One Director, VP/Treasurer - Luke Burmeister was nominated and approved to fill the open position, no challengers.

1. Old Business
   * Property Maintenance/Landscaping Project Phase 3 - P. Werner, Board Members – Phase 3 was reviewed and completed in 2017-18 an included the replacement of existing timber walls and staircase to Phase 4 picnic area.
   * Mandatory maintenance fee - D. Tristano – Mandatory maintenance fee was discussed and will remain $175 annually.

FEE FORM AND DUE DATE IS AVAILABLE ON THE WEBSITE

BOAT REGISTRATION IS AVAILABLE ON THE WEBSITE

* + Park Access/Keys/Boat Decals - D. Tristano/J. Tristano – Darren Tristano discussed availability of keys, decals and access.

Email request to: [coolhilpark@gmail.com](mailto:coolhilpark@gmail.com)

* + Pier Rules, Restrictions and Violations – P. Werner – Pat Werner reviewed the pier rules, restrictions and violations.

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

* + Secretary Update - J. Tristano – Jodie Tristano updated the outstanding maintenance fees.
  + Last year’s Budget FY17/18 and New Budget FY18/19 – D. Tristano – Darren Tristano reviewed FY17/18 budget vs. actual expenses and explained any differences. Darren also distributed and reviewed the New Budget FY18/19 and discussed updates to the Phase 4 landscape stage and all other categories. Budget was approved.

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1. New Business
   * Property Maintenance/Landscaping Project Phase 4, 2018/19 – D.Tristano Darren discussed the Phase 4 project update was for the removal of dirt, creating a flat picnic area above the parking lot and installing crushed stone. Also, a stone wall would be added to provide a permanent maintenance free retaining wall. Project was met with positive remarks.
   * Property Maintenance/Improvements – M.Weseman, B.Loeding – Mark discussed improvements to the property including, dead tree removal, pier cleat replacement, slip board replacement, replacement of rotting boards and need to replace missing slip bumpers.
   * Boat Docking: How to dock your boat to minimize pier and boat damage – M. Weseman – Mark Weseman reviewed documents, provided instruction and answered questions with regards to properly securing boats to minimize pier and boat damage.
   * Annual Picnic / Meetings at the Piers – Pier meetings were discussed, very poor turnout was received from the current year and it was discussed that we would “see how it goes” this fall but the board would not communicate meetings at the pier.

New Picnic Area, Sept 8, 3-5pm, Establish Committee – A committee was not established and lacked volunteers to spearhead the effort.

* + Annual Meeting 2019 – June 1, 2019 – The date for the next annual 2019 meeting was confirmed for June 1, 2019.
  + Any other business – The addition of a new small boat storage rack and the relocation of one of the existing racks was discussed. The board agreed to evaluate supply and labor cost for both projects to be completed in the Spring/Summer 2019. It was discussed that the white roadside fence was in need of power-washing and Luke Burmeister agreed to review options including his children cleaning it. Several trees in the park property appear to be in danger of falling. Bill Loeding/Luke Burmeister were assigned follow up for tree removal quotes in the Spring/Summer.

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1. Adjournment – meeting adjourned at 11:00 AM.