

Bayview Estates Homeowners Association Annual Meeting  
November 1, 1999  
Lake House Inn, 1612 Hotel Drive, Edgerton, WI 53534  
Minutes

Attendance - 35 votes present, 40 votes by proxy. Quorum of at least 25% represented to conduct business / elect Directors.

Call to order: 6:30PM

- Welcome - Mark Charneske
- Secretary's Report - Cathy Mogden - see attached. Questions??
  1. Discussion on committees being combined v.s. separate. Agreed to keep separate. Should budgeting issues come up, it would be easier if the items/issues were handled on a case by case basis rather than lumping every thing together and having things missed or unnecessary items approved because they were "mixed in" with necessary items.
  2. Can we sell the out lots? No. Our municipality requires rural subdivisions to have private use areas. Due to maintenance costs, neither the township nor the county would take them anyway.
  3. Why do we have an Architectural Control Committee / Architectural Approval? These items were put into the Covenants and Restrictions by the developer so that they could control what was being built as long as they had a vested interest in this subdivision. Not all properties were sold with a building contracts and this was their way of ensuring that others maintained their standards.
  4. Discussed enforceability of Arch Cont. Com. Does this mean neighbor could be pitted against neighbor? It is possible, conflict may result if challenged. Is there anything the Association can do about this? If the directors believe the Association has a responsible role in this matter, there are funds for legal council in the budget to advise them.
- Treasurers Report - Carolyn - reviewed 1999 expenses with explanation.
- Presentation of year 2000 budget - Carolyn. Questions??
  1. Discussion on how votes are to be counted on budget options ( % or actual). Actual, if proposal with most votes meet bylaws, it will go in to effect.
  2. Pier - can it be salvaged or resold? New board & committees will evaluate. What if Lake District reduces lake? The current Lake District board is in favor of keeping the lake. Please support them to ensure the lake stays.
- Nominations from the floor- None
- Voting / Ballot Counting-( Ballois counted by Andy Peterson & Al Lemke) New directors are Scott Converse 2 Yr. term, Pat Murphy 1 Yr. Term, Jeff Stone 3 Yr. Term, Peter Grace 1 Yr. Term & a vacant 2 Yr. Term to be appointed. (The new directors decided who would serve which term amongst themselves. Budget - the Bylaws require 2/3 Majority vote by lot owners to approve budget ( Article 5, Sec. 1). We needed 85 votes to do this and we only had 75. Since there was obvious interest in both the Pier/ Boardwalk & Park ( 24 votes for operating budget, 22 vote for operating & Pier, 10 for operating & Park & 19 for operating, pier & park), a motion was made by Greg Johnson to accept the operating budget and send out a special line item referendum/ special assessment vote for improvements on Pier/boardwalk & Park. Motion 2<sup>nd</sup> by Mark Tate.
- Presentation of new Directors.
- Adjourn 7:50PM