

Beaver Bench  
Homeowners Association  
Annual Meeting  
March 14, 2015  
6 p.m.

Present: Pelle Eklund  
Martina McMenamy  
Roberto Castro  
Bill Reubl  
Sarah Straub  
Barry Robinson  
Angelo Loria  
Steve Kalapos  
Kathy Ryan  
Jan Johnson  
Michele Townsend  
Mike Houck  
Mike Casey (representing John Brenner)  
Betty Nobles  
Janice Morgan  
Amy Hunter

Proxies: Josh Hall to Kalapos  
Barbara May to Johnson  
Ramie Macioce to Loria  
Chris Darrohn to Loria  
Guy Schoonmaker to Loria  
Leticia de la Rosa to Loria  
John and Kathleen Wright to Loria  
Evelyn Bickley to Ryan

- Roll Call and Certifying Proxies
- Approval of last year's annual meeting minutes – A motion was made and seconded to approve last year's minutes.

- President's report –
  - Flooding in A1, A2, and A3 – Once a year the sewage pipe will be water jetted to avoid future problems.
  - Fire extinguishers – They have been brought up to code and will be recharged annually.
  - Insulation in the roofing – has been completed and is a success.
  - Parking lot drainage – there was a discussion about a possible drain to aid in the flooding by building A.
  - Reserves – Reserves are down from \$85,000 to \$47,906 and it is recommended that they be brought back up to around \$90,000.
  - Pickets – pickets need to be brought up to code and could cost around \$7,500.
  - Decks – decks are now cleaned up and in compliance with the Rules and Regulations
  - Kayak racks – purchasing a new kayak rack will cost around \$2,000. Kathy Ryan will research and submit other options to the Board. The rack should hold 8 kayaks/watercrafts.
  
- Review of financials – There is \$36,793.95 in checking and savings. There are receivables of \$7,291. The 2015 Budget was presented and approved with a 2.4% increase.
  
- Insurance – Insurance is through Peliton Insurance. The insurance company is Great Lakes UK & Interstate Fire
  
- Special Assessment – A Special Assessment of \$45,000 over two years to increase the Association Reserves was presented. A motion was made to adopt the Special Assessment and seconded. There was a majority vote and the Assessment will begin May 1<sup>st</sup>, 2015.
  
- Election of Board – Steve Kalapos is now the President. Angelo Loria is the Treasurer. Michele Townsend is the Secretary. Amy Hunter was also voted on to the Board.
  
- Meeting adjourned at 8:30 p.m.

