

Hawk Island Property Owner's Annual Meeting
November 11, 2023

Tom Otto called the meeting to order at 10am and reviewed those in attendance as well as the proxies. We have a quorum. Tom then introduced the board to the group.

Terry McLane presented for review, the meeting minutes from the 2022 Annual Meeting. With no questions or objections, the minutes were approved.

Old Business

Tennis Court Resurface - Courts were nicely resurfaced. A few cracks are coming back. Company will come out to repair. We added lines for Pickleball. The pickleball net is stored in the bathroom at the pool. Please be sure to return after using.

Pool Paint - Some peeling noticed. Tom O. is anticipating repair this spring.

Tom Otto thanked Mike Ripley for mowing and maintaining the public area behind the pool and Jim Glickert for maintaining the website. He also thanked Cindy Howell, who is retiring, for 20 years of service as the board treasurer.

Tom E. also reiterated his thanks to Mike Ripley for maintaining the property behind his and the Borden's as well as the property adjacent to the sewage plant, as well as thanks to those who have maintained the ditch along Pelican.

New Business

Tom Eckdahl and Cindy Howell's board terms are expiring. Tom is willing to stay on; Cindy is not. Nominations were put forth for new board members.

Jeremy Hall was nominated. He has been in the hospitality business for many years. He lives on Ridgeview in the cul de sac. His nomination was seconded and his nomination was unanimously approved.

The weekly pool clean up sheet is in need of two additional volunteers.

Rates for water and sewer are increasing sewer rate going from \$32.00 per month to \$39.08. Water is increasing \$2.00 per month from \$37.00 to \$39.00. Incremental increase is \$4.5 thousand annually or \$100.00 per household.

The pool pump is leaking. Replacement cost is \$3,000.

County road maintenance - Great improvement on Hawk Island Dr. Pelican Rd. has not been done. Scheduled for next spring.

Short term rentals, Air B&B, VRBO - Tom Eckdahl has investigated as we've had a few issues.

Tom and other board members met with an attorney regarding possible restrictions. Any changes would need 100% approval from Hawk Island residents. We're pretty much stuck with our restrictions. Questions asked and answered regarding short term rentals. Trash, parking and boat trailers are a continual problem on lower Hawk Island Dr. Concerns discussed. Questions raised about how old are the by-laws. They go back to the early 80's. Again, trailer parking is an ongoing concern.

The street sign for Island Court needs attention. The County needs to address. A tree on Island Court needs to be removed. A committee needs to be formed for removal and a plan needs to be presented to the board. for approval.

Fence on Island Court was discussed. Homeowners feel it is an HOA responsibility while the board doesn't necessarily agree. Tom Otto to come over to discuss with property owners.

2023 Budget

Tom Otto reviewed the statistics. Income and expenses reviewed. Back flow valve inspections need to be reinstituted. Any failures need to be repaired and paid for by the homeowners. Missouri Water Association and Waste Water Association line items reflect increases. Tennis court expense is reflected.

Retaining wall on Ridgeview needs to be addressed. It is in definite need of repair. Tom Otto is continuing to explore options. Suggestions were put forth for improvements.

Tom Otto made a motion to set 2024 dues at \$1400.00 per household. Motion made to approve, seconded and unanimously approved.

Other Business

Internet - Question raised about quality of the Internet. Suggestion made that we move to Spectrum as a subdivision. Board to explore options.

Glenna E. thanked Sue L. for providing treats for the meeting.

With no further business, a motion was made to adjourn, seconded and approved and the meeting concluded at 11:02am

Respectfully submitted,
Terry McLane