

**EAGLE LAKE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
October 18, 1999**

President Jay Melchi called the annual meeting to order at 7:05 PM, at Allen County Library, Dupont Crossing.

Attendance: 26 Association members, plus 49 proxies were received to be voted by the board according to the specific Association member's direction.

1. Minutes of the October 19, 1998, annual meeting were read and approved.
2. Jay Melchi introduced all active board members:

Jay Melchi	President	
Bill Johnson	Vice President	
Ed Ruppel	Secretary	1 year remaining
Tom Oldag	Treasurer	
Sue Albert	Architectural Chair	1 year remaining
Steve Hug		
Karen & Dave Campbell		1 year remaining
Ken MacMillan		1 year remaining
Robert Gault		

3. Treasurer Tom Oldag reviewed the 1999 budget vs. expenditures and income. (Copy of the unaudited comparison is attached.)
 - Dues remained at \$150 this year and all association members paid. Notices were mailed out on December 1 with payments due January 1.
 - Invested in two \$5,000 CD's.
 - Totals:

Income	\$ 22,888.94
Expenditures	\$ 20,359.83
Balance	\$ 4,806.71
CD	\$ 10,202.16
 - Reviewed the expense comparison:
 - Increase in lawn service was caused by having the service maintain the flower beds throughout the complex.
 - Reviewed individual expenditures for lake maintenance.
 - Snow removal was higher this year due to the number of large snowfalls. Overall, the rate charged was less than our previous year's contractor.
4. Jay Melchi then presented a recap of the year:
 - Front entrance was fixed by the county highway department last fall.
 - Replaced several mail boxes due to accidents which occurred during the year.
 - County sealed the cracks in the street. This was not the choice of the Board. However, all streets have been transferred to the county and are now the county's responsibility.

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- Snow removal was completed within a reasonable time during the emergencies for less expense than the previous year.
- During the major snow melt in January, Lake 1 rose 4 to 6 feet. Drained off naturally.
- Had some problems with the lakes and algae early in the season, but once under control, the contractor did a fine job.
- Placed metal jackets over the electrical cables to the fountains. They had been chewed through by muskrats in the lakes.
- Had the contractor handle lawn care, lake trimming, mulching of the flower beds, and replacement of some of the dead bushes and trees on Association property.
- Purchased bottom feeding Grass Carp for the lakes to help keep the vegetation down.
- At the request of 2 residents on Lake 2, had a couple of dozen geese removed from the lake in July. This was a one-time removal.

5. The meeting was opened to general questions:

- Q: *What is being done about the speeding and the lack of respect for the STOP signs in the development?*
A: The Board has contacted the county police and requested additional patrols. Unfortunately, majority of the problem is being caused by the adult residents within the Association. *(Comment: If a resident is caught running a STOP sign, there is a fine of \$200 and 4 points on the license. Can speed bumps be placed in the streets?)* Additional comments will be placed in the newsletter about the speeding and STOP signs. Since the streets belong to the county, speed bumps would have to be a county-approved project.
- Q: *There was a complaint about the fountains running throughout the night.*
A: The fountains are on timers that can be adjusted. The fountains will be removed for the winter soon. Next spring, the fountains will be shut down from 11 PM until 6 AM.
- Q: *Several residents questioned the future of Badiac Road and the Badiac Road entrance/exit.*
A: If we try to upgrade it in any way, the county will close the access. It is designated as an access easement, not a road. The county has leveled and sealed the access. The corner is being cut short by buses and other large vehicles and they have knocked down the post placed there by the county. *(Additional points: Several residents want the access closed.)* Eventually, Estero Trail will be extended straight into the field across the way as that is developed.
- Q: *Crime has been high back on Estero Trail (near Badiac). Criminals park along the fence and then raid into the development.*
A: The Board has approved the installation of a street light in front of 11414 Estero Trail. This will help light the area and hopefully reduce the crime. In addition, the entrance area will be upgraded with some landscaping next spring.

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- Q: *Some residents leave the trash containers in front of the house in full view of the street and other residents. Can something be done about this?*
A: The covenants will be reviewed to determine if there is specific information about the storage of trash receptacles. If not, the Board will take up the question to determine if it should be part of the rules we live by.
- Q: *There was a question about the esthetics of the poles placed by the fire hydrants and if they could be installed later in the year.*
A: This the first year these poles were placed by the fire hydrants for location purposes in very deep or piled snow. Next year they will be placed about November 15th and will be removed about March 15th.
- Q: *A resident wanted to place a pool on a lake-side property. The original drawing had a privacy fence around the entire property. This is against the architectural guidelines. He requested a variance at the meeting.*
A: The Board requested that he change the plan to place the privacy fence around his deck area only. This should meet with the architectural requirements to keep the line of sight open for all residents to view the lakes. He was requested to submit this to the Board for the next meeting.

6. There were 3 questions proposed to the Association membership by the board at the request of residents. Those questions were presented, discussed, formally call for a vote, and voted upon. Below are listed the questions and the resulting votes.

<i>Question 1</i>	<p>Permit non-power boats on the lakes. (This will exclude gas, electric or wind powered boats and others as determined by the Board.) Boats cannot remain on the lakes unattended; boats must be stored on homeowner's property only and cannot remain on the banks (or association property) unattended; all liability for injury associated with the use or operation of the boats will be the homeowner's responsibility. Additional rules of operation may be instituted by the Board of Directors.</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th>PROXY</th> <th>ATTENDEES</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>FOR</td> <td>13</td> <td>2</td> <td>15</td> </tr> <tr> <td>AGAINST</td> <td>36</td> <td>24</td> <td>60</td> </tr> </tbody> </table> <p>Question was defeated.</p>				PROXY	ATTENDEES	TOTAL	FOR	13	2	15	AGAINST	36	24	60
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<i>Question 2</i>	<p>The Association should undertake a contract with the appropriate authority to remove the Canadian Geese from the lakes and other Association property. This will include a spring program to disturb the nests so that the Geese will not return. (This will require the vendor access to private homeowner property to find and disturb the nests.) Wild ducks will not be disturbed as part of the program.</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th>PROXY</th> <th>ATTENDEES</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>FOR</td> <td>9</td> <td>2</td> <td>11</td> </tr> <tr> <td>AGAINST</td> <td>40</td> <td>24</td> <td>64</td> </tr> </tbody> </table> <p>Question was defeated.</p>				PROXY	ATTENDEES	TOTAL	FOR	9	2	11	AGAINST	40	24	64
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<i>Question 3</i>	The Association should purchase and install a preventative fence (approximately 18 inches high) around each lake to keep the Geese from coming up the lake bank onto homeowner property.			
	This fence would be placed about 2 feet from the lake's edge on all sides of each of the 3 lakes.			
		PROXY	ATTENDEES	TOTAL
	FOR	4	0	4
AGAINST	45	26	71	
<i>Question was defeated.</i>				

7. Nominations were opened for new members of the board. The following individuals were entered as candidates for the five open positions on the board:

Wayne and Lois Joder (share the position)
Beth Dager
Randy Davis
James Snowball
Bill Johnson

The nominations were closed. Unanimous vote was recorded.

8. A short presentation was made by the individuals wanting to place a convenience store/gas station on the Dupont Road property just east of the Burger King. The discussion included the following:

- Entrance to the location (from the east only. West bound must enter by Casa.)
- Sale of liquor...will be none.
- Lighting will be specifically aimed at the ground.
- Signs will be small and non-obtrusive.
- Primary entrance and exit will be through the shopping center parking lot.
- A curb will be placed down the center of Dupont from the current light (at the shopping center entrance) to the Casa entrance.

9. Meeting was adjourned at 9:00 PM.

Submitted by

Edward F. Ruppel
Secretary