

Woods Bay Annual Meeting August 10, 2022

2021-22 Board Members: John Caldwell, Ann Breeden, Dave Deveny, Grant Holle, Mary Quinn

**INTRO**

- Each board member introduced themselves and all attendees did the same.
- Ann confirmed a quorum was present – 31 attendees
- Dave gave a summary of the meeting minutes from last year.
- BIG thank you to Grant for serving on the Board.

**Accounts Manager, Peggy Ellingson**

- Peggy reported Glacier Bank checking is \$4,723.49 and Whitefish Credit Union \$58,760.85
- Peggy listed out all of our fees and bills.
- Accounts receivable of \$12,106.62; there are 2 liens.
- Reminder of \$5 per month late fee for homeowners' fees.
- Peggy checks mail at the Post Office and Papa's Market at the end of January and June.

**Architecture Committee, Gary Quinn**

- Reported it has been a slow year, only one new build and some small renovations.

**Upkeep of Lake Access, Frank Brann**

- Frank is caretaker of our lake access. Thank you Frank for all your time that you give to the HOA.
- Many are not happy working the gate as it's difficult and the locks are challenging. It should be addressed at some point. It's necessary to have locks for liability. See more below.
- The need for "Hang Tags" for vehicle mirrors was questioned. Originally, non-owners and renters who had access to the lock code were taking up space with trailers and vehicles. Owners with rightful access could not launch or dock their boat. To assure that valid homeowners have use of lake access as intended, it is important to use Hang Tags on vehicle mirrors.
- The garbage cans are being well used. Frank empties them a couple of times a week and on weekends.
- Thank you for using the doggie pot station.
- Reminder that the shed combination is the same as the gate padlock. The shed contains some gardening tools and bags for picking up after dogs.
- Appreciate that Scott Backus re-stained the tables and gazebo.
- Dock repairs went well and one dock was resurfaced this spring

- Porta Potty cleaning occurs once a week. Twice this summer a vehicle blocked the cleaning truck's access. Payment is required even if they cannot clean. Attention to the area around the porta potty is required for maintaining access on cleaning days.
- Slippery surface of boat launch. The board is researching ideas to minimize the slipperiness due to algae growth in late summer. Discussion regarding cautionary signage; possible to consider new signs for our proposed new gate/fence system. The re-grooving seems to have helped, and it is intended that re-grooving will occur when lake level is down.

#### Security camera test system and Gate, John Caldwell and Dave Deveny

- Pointed out the new camera – due to expense of over \$10,000 for an electronic system, an Arlo Solar Camera System was installed. It seems to work ok, but the solar panel is not keeping up with the demand. John has had to charge it twice after busy weekends. Plan to add 2 or 3 cameras but still needs discussion.
- Question asked: Who is monitoring now? All board members have access. John looks everyday to check the battery, cloud storage, and to see if the gate has been left open.
- Currently we have a 30 day cloud storage. Note, the camera only starts recording if there is motion. We want to record on motion, and save on the cloud. John does not anticipate the battery being drained as much during the winter but we also have less sun in the winter.
- Question on other alternatives: John researched several other camera options. There are a lot more options if we have power at the access.
- Not sure if solar power is the long term solution.
- We will need to get power at lake access at some point, particularly if a new gate is to be installed.

#### Gate System

- Several comments were made that the gate is not locked or left open and non-homeowners can enter.
- The Board is considering a gate that has an easier operation and lock system.
- What's the plan for the follow-up for those who leave the gate open? It will be recorded, but will be after-the-fact.
- Board to discuss notifying those that violate access rules and the need for fining.
- All rules are listed on the website and signs.
- Trenching for a new electric gate system may cost \$12,000 or more.
- Community comments were made regarding better communication for items such as the camera, and the need for a new gate instead of the camera.
- Mary asked for a show of hands for approval of advancing the new gate idea- 28 votes and definite majority from all the attendees were in favor.
- A new gate system will also provide an improved lock mechanism.

## Noxious Weed Control and Fire Prevention

- Grant Holle discussed noxious weeds. Board is also concerned about cleaning up our lots with dead brush, etc. that may pose a fire hazard. A letter regarding these issues was sent to homeowners in early summer. Follow-up is planned and may involve fines.
- Maintenance of roadway shoulders within the right-of-way is supposed to be County responsibility, but this seems not to be a County priority, so the board voted to pay for trimming. This will occur in the next few weeks.

## Community Involvement - Lori Henes

- What can we all do as a community to keep our beach area clean?
- All are encouraged to participate in taking care of our community.
- Flowers have died so what should we do?
- Use plastic flowers? Provide little buckets for children to assist? Remove altogether?
- It was decided to keep the live flowers, and we have 8 members that volunteered immediately to assist with the watering.
- Suggested to add a reminder in the newsletters and on the website for all homeowners to be aware and help take care of flowers.
- Homeowners with extra flowers at home are invited to plant those as well.

## Winter Boat Ramp

- A suggestion was made by Jim Schreiber by website email to discuss a low water winter user's ramp – to launch boats in the winter.
- There are 11 folks interested so the board will look into this. We will post discussions and progress on our website.
- Maybe those that want this would be willing to help clear the way to the ramp in the winter.

## Wood/Tree Debris

- Some Board consideration to be given to the possibility of hiring a contractor to pick up wood/tree debris from the road shoulder - similar to a garbage day. A number of homeowners were interested.
- Question was asked whether the County could provide a bin at the transfer station for the general disposal of debris. Dave will inquire.

## Fire Prevention

Reminder to look into the resources provided on the website regarding fire prevention on your land and around your house – see our website for more information.

## Election Results

Ann confirmed that we received 21 votes all for Mary and Trevor Rehm, nominated and voted in for 2022-2023 Board. Thank you for donating your time!

## Question on Water Compact

- Frank is on the Woods Bay Water and Sewer District Board. He indicated that only rumors about a state water compact have currently been heard. Frank will check at the next quarterly meeting of the Board.
- Woods Bay connection to the Bigfork Sewer District system is not currently under serious consideration due to anticipated high costs.
- Frank explained the Woods Bay drift (water current) results in a large amount of driftwood accumulation in the access area following certain storm events. Haul off efforts will be undertaken as necessary. Everyone's participation in clean up throughout the year is appreciated.

## Other

- Question: Why has Lake County not placed a guardrail along the marina across from the lake access. It seems dangerous. Is it possible to ask the County if they can add one? Board will follow up.

## Meeting Follow-ups

- Gate/Security improvements
- Consider adding a winter boat launch ramp
- Dead debris pickup
- Bin at the Transfer Station
- Guardrail along marina
- Reminder to check our website for updates:

Board to communicate ongoing discussions and action items to all by way of the website: <https://woodsbayhoa.com> The Board encourages all of the Woods Bay Homeowners to access the website. Comments and questions regarding all ongoing concerns are encouraged as we work together to better our communication and improve our neighborhood.