

# **NAGAWICKA SHORES CONDOMINIUM ASSOCIATION SEMI-ANNUAL MEETING**

**Gazebo  
June 18, 2022**

**Call to Order:** **Russ Jordan** called the meeting to order at 10:03 a.m. and introduced Board members **Jerry McNellis and Leslie Donovan**. **Dennis DuBoux** was on vacation and **Gail Ostler** was ill. **Dale Maas** of RES was also present. In addition, owners from the following units were present: 3817, 3815, 3809, 3807, 3757, 3755, 3623, 3619, 3628, 3756, 3762 and 3834.

**President's Opening Statement:** **Russ Jordan** encouraged more resident participation in the Board meetings and discussed changing the time of the meetings as well as retaining Zoom participation even if the meetings go back to being in person. He introduced new residents Beth and Randy Nickel and welcomed new resident Gretchen Klug.

**Minutes of May 9, 2022 Meeting:** Secretary **Leslie Donovan** read the minutes of the May 9, 2022 Board meeting which had previously been approved.

**Financial Report:** On behalf of **Treasurer Gail Ostler**, **Russ Jordan** provided 2022 financial reports through May. He noted that there was \$158,000 in the reserves along with the balance of this year's operating budget. The information is posted on the website. He stated that although a budget deficit of \$5,000 was predicted for last year, we ended up with a surplus because some planned work was either unnecessary or delayed due to COVID-19. The surplus occurred despite a sizable increase in our insurance costs due to a change in the law requiring coverage at 100% rather than 75%. He mentioned that the cost of sealing the driveways increased to \$4500 from \$3100 and that there would be additional expenses incurred in 2022 which will affect our current cash balance of approximately \$190,000.

## **Committee Reports:**

**Facilities Committee:** Committee member **Russ Jordan** reported that Building 8 repairs start June 23, 2022 and painting starts July 5 and will include the gazebo. He mentioned that residents should call RES to obtain materials if they have a

woodpecker issue with their wood. **Jordan** reported that there were new railings on four decks that would be painted in approximately 3 weeks. He mentioned that sidewalks had been replaced last year along with one new one this year due to damage from water running from the gutters. He noted that gutters in approximately six building will be rerouted.

Driveway sealcoating will begin June 23 and residents are advised to stay off the driveways for 48 hours. The landscapers will be contacted to stay away during that 48 hours as well.

RES has organized a professional review of all building roofs, looking for soft spots and missing shingles.

**Grounds Committee:** With Chairperson **Dennis DuBoux** away, **Jean Yeomans** reported that the spring clean-up was very successful with 24 residents participating. The committee is currently soliciting bids for the snow removal and landscaping contracts as the three-year term is expiring. She acknowledged that the lawn mowing has been inadequate this year and believes it may be due to a miscommunication.

A discussion of the wildflower area followed. A representative from Tallgrass Restoration believes things will grow as planned although slowly, and said that the weed that is running rampant throughout the area is garlic mustard. Spraying is not an option as it will harm the other plants. The committee will follow up to determine if it is, in fact, garlic mustard and request a site visit from Tallgrass Restoration.

Yeomans noted that fill will be added to the low areas where the downspouts have washed dirt away.

**Harbor Committee:** **Jerry McNellis** reported that the kayak racks are full and the committee is considering adding a rack to Harbor 1; however, it is possible that some of the kayaks on the current rack have been abandoned and a new rack may not be needed. He asked anyone with a kayak on the rack to put their name on it (with masking tape), and said that all unidentified kayaks will be sold to residents or donated.

McNellis described the new kayak launching device and will send residents an instructional video on its use as well as post the video on the website. Residents are reminded to lift the device out of the water after returning to the dock. He also described the improvement to the dock in Harbor 3 that will make ingress and egress much easier.

McNellis noted that adhesive will be placed on the wood ramps at Harbor 3 to reduce slipperiness when wet.

Gene Reddick requested assistance from ALL boat owners in removing weeds from the harbors. She spends one to four hours every day doing clean-up, and everyone needs to participate in removing weeds around the piers. Additionally, the carriage of the boat lifts as well as the boats themselves must be raised high enough to allow circulation of the water underneath each boat. Water circulation as well as weed removal is essential to maintaining the water depth achieved in the 2017 dredging project. This will lengthen the time period before the next (very expensive) dredging project will have to be undertaken. All attendees applauded Reddick for her hard work and thanked her.

**Lee Hollenbeck** reminded boaters that they need to enter and return to Harbors 2 and 3 on the north side of the three black and white buoys. This is a designated channel and allows a weed barrier to develop on the south side of the buoys, reducing the flow of silt to the harbors. Hollenbeck noted that weed growth is down this year due to weather conditions, and added that the weed cutter is entering the harbor which is helpful.

**Social Committee:** Committee chairperson **Carol Hollenbeck** reported that the potluck dinner, chaired by **Patti and Dennis Hart** the week before, had been a great success despite being postponed one day for weather.

She reminded residents that there would be a boat tie-up in July, an Italian festival in August and a tour of homes in September. Russ Jordan thanked the Social Committee for their hard work.

Finally, it was announced that the new owners of the former Seven Seas were hosting a party on July 17 for all lake residents, which includes Nagawicka Shores, to unveil plans for their new facility.

**Porch Light Replacement:** Russ Jordan described the process to begin replacing porch lights followed by replacement of the post lights. A picture of the proposed lights was circulated. Jenni O’Neil opined that they may be too “mission style” for our buildings and requested more input from residents on aesthetic issues. Jordan stated that the committee had determined the level of quality and the necessary configuration for mounting; the style of the lights would be determined at a later date along with the timeline for installation.

**Owner Questions and Comments :** Dennis Hart solicited support for the Fireworks of Lake Nagawicka, set for July 2 (rain date July 3). Building representatives agreed to solicit funds.

A discussion of the downspouts discharging into the driveways ensued, with Jordan noting that burying them would be an extremely involved and extensive process. This was followed by a discussion of the exterior wood on the buildings. Jordan noted that the edging around the bottom two feet of the garage doors would be replaced next year, and a number of residents requested “no salt” signs to place near their units. Jordan also stated that several years ago, the Facilities Committee had considered replacing the wood siding with LP siding and had determined that despite factoring in current maintenance costs, it was too expensive and the payback was not justified.

Jordan stated that the decks would probably be stained in 2023 or 2024 as the current build-up on the decks results in a very slow, sticky “curing” process.

**Adjournment:** The meeting was adjourned at 11:10 a.m.

Respectfully submitted,

Leslie Donovan, Secretary \_\_\_\_\_

President’s Approval, \_\_\_\_\_