

(Note – subject to final approval at 2022 Homeowners meeting)

**Minutes of the Special Meeting
Of the Shareholders of
The Wawasee Spink Condominium Homeowners Association
Held on November 18, 2021**

A Special Meeting of the Shareholders of the Wawasee Spink Condominium Owners Association was held via Zoom on November 18, 2021. The meeting was called by the President of the Association, with email notice of said meeting having been provided to all Homeowners. Steve Brody took a roll call of Directors. Directors present were as follows: Bill McCabe, Dennis Horn, Eric Rosales, Mike Baker and Steve Brody. Also attending the meeting was Jim Beck.

The President of the Association, Bill McCabe, conducted the meeting and welcomed Homeowners. President McCabe called the meeting to order at 6:00 pm and thanked everyone for attending.

The Homeowners present represented 21 units, and two proxies were delivered prior to the meeting from homeowners unable to attend. A majority and quorum were established. With that the meeting legally proceeded with its business.

Review and Approval of 2022 Budget

Mike Baker reviewed the 2022 budget. Mike began by thanking Jeff Brisley and Jim Beck for their work with Mike to prepare the proposed budget, which had been distributed to Homeowners prior to the meeting. Mike noted that the Board members had reviewed the initial draft budget and made some adjustments, and what was being presented was unanimously recommended by the Board.

Mike went through the budget items. He noted that no dues increase was being recommended and that there are no outstanding delinquencies. On the expense side, he spent some time on the Repairs and Maintenance-Elevator line item. Elevator expenses are less predictable, and the budgeted number represents the three-year average of elevator maintenance expenditures. He also discussed Repairs and Maintenance-Pier. There is a three-year plan to paint the piers – one wing in 2022, one wing in 2023, and the main part in 2024.

Upon motion by Steve Brody and second by Eric Rosales, and with no further questions or comments from Directors or Homeowners, the motion to approve the 2022 budget was unanimously passed.

Patio Modifications

Bill McCabe noted that in the weeks preceding the meeting, there was considerable frustration and differing opinion expressed by Homeowners. On behalf of the Board, Bill told the Homeowners that the Board should have done a better job of informing the Homeowners about the work that was being undertaken. Better communication would have alleviated much of the angst.

Bill stated that the patio modifications began several years ago with Mark Hill and Dick Miller, followed by Lisa Hill, Shepherd, Theis and Swank and now Baker, Cox, Ganz and Schaefer. He added that as with previous phases, the entire cost of this project is being borne by the Homeowners expanding their patios.

Jim Beck went over the specifics of this round of patio modifications and showed a couple of photos to assist in understanding the nature of the improvements. Jim emphasized that the design and depths of the patios were governed by a desire to go “point to point” from the corners of the Theis and Shepherd patios at either end of the current phase. As the patios are expanded, the sidewalk that runs along them will be removed and in its place will be a combination of expanded patios and additional lawn.

Mike Baker informed the Homeowners that in addition to the patio improvements and lawn replacement/addition, the group is paying to have the road at the east end of the building improved.

Bill McCabe asked for a motion to approve the project that would be followed by discussion. Steve Brody made the motion to approve the patio expansions and Eric Rosales seconded the motion.

Bill noted that the Board previously voted to approve this project 4-0 with Mike Baker abstaining.

Bill then called on each Homeowner in attendance to see if there were questions or comments.

The McNagnys asked if the sidewalk running along the four patios will go away. Answer is yes. They also asked about the depth of the patios. Jim Beck responded that the four being done will be 18’6”. In previous phases, the expanded end patios were 18’3” and 16’10” and the

others between 16' and 16'6". He and the Board members reiterated that there was greater focus on the overall look and "point to point" design and less on individual patio depths.

Jim Donahoe expressed some concern about the sidewalk being removed.

Mari Anna Shepherd also expressed a preference that the sidewalks not be removed.

Bill McCully observed that the recent nature of communications has troubled him and that our Board is a volunteer operation but that there is room for improvement. He added that over time, various projects are undertaken that may be seen as benefiting some Homeowners more than others, but he is confident that the Board looks at all matters with an eye towards what's best for the collective group and the property. Lastly, Bill commented that the Spink vibe/culture has taken a beating over this issue. It's his hope that we can have less email conversation and more face to face (or at least phone to phone) dialogue.

Paula Schaefer summarized the process that she and Mike Baker went through conceptualizing the project, talking to contractors, engaging Jim Beck, etc. She talked about some of the challenges with soils under her patio, damage to concrete, etc.

Gary Miller asked if all the gravel would be going away. The answer is yes. Barb Miller stated that she would prefer to see the sidewalk running along the four patios stay.

Bob and Judy Eppich also expressed concern about the sidewalk not remaining in place.

There were also some comments from Homeowners regarding the communication issue, acknowledged and duly noted by the Board.

There being no discussion, Bill McCabe took a roll call vote and then asked Secretary Steve Brody to tabulate the results.

With 17 votes (including proxies from Barr and Theis received in advance of the meeting) in favor, 4 votes opposed and 2 abstentions, the motion for the patio renovations to proceed was approved.

Other Business

Jim Cox Philanthropic Offer

Bill McCabe informed the Homeowners that Jim Cox has expressed a desire to the Board to make a philanthropic donation to the Spink that would involve stamping of the concrete pool deck next spring before the pool opens. There would be no cost to the Association and the Board would select the color. We plan to call a meeting similar to tonight's for Homeowners to see and approve the plan and color. Bill has asked Mike Baker to work with Jim Beck to develop some concepts of the proposed work that can be shared with Homeowners in advance of the meeting and/or on Zoom at the meeting. He noted that while we may not be able to please every Homeowner, we want everyone's input on look and color.

Water Quality Issues

There was a question asked regarding whether there was any follow-up done in connection with an earlier meeting discussion about water quality.

Jim Beck reported that Hawkins did a full water analysis of our well water and found no significant issues, only a minute amount of styrene. Hawkins stated that the orange appearance is from organic iron and is not a safety issue. However, several Homeowners continue to have issues with water discoloration, staining and sand, and one Homeowner had a water test done by another firm that wasn't as positive as the Hawkins study.

There was some discussion about chlorinating the well or putting in a purification system.

Jim Donahoe, who has extensive water quality experience professionally and also dealt with similar issues at his primary residence, believes that the problem may be that an iron filter is needed on the water softener. We do have a central water softener but there is no iron filter.

With a consensus among Directors and Homeowners that this issue needs more attention, Bill McCabe asked Jim Beck to follow up, including looking into the feasibility and cost of adding an iron filter to our water softener.

Adjournment

There being no other business, and upon motion by Mike Baker and second by Eric Rosales, President Bill McCabe adjourned the meeting at 7:37 pm EST.

Steve Brody. Board Secretary