

**Half Moon Bay Community Association
Spring Meeting Minutes
April 30, 2011**

Owners present

Jim & Carol Longhenry
Ron & Judy Berg
John & Barbara Lynn
Bob & Mariann Gorman

Gary & Julie Vroman
Jim & Gail Mayers
Gary & Carla Schellerer
Phil & Joanie Pardun
Jan Murray

Dell Sauter
Larry Zimmerman
Bud Henning
Doug Bruha
Pat McCarthy

*Michaele Korbien –
Office Administrator*

Agenda:

Welcome/Introductions

President Jim Longhenry welcomed everyone to the meeting at 10:06 a.m. He had everyone introduce themselves.

Alliant Issues

Alliant Energy has completed the majority of their work to install the main lines in Half Moon Bay, with the exception of smoothing out the dirt piles and reseeding as needed. Some owners still have yet to convert to natural gas.

Financial update on 2010 Operating & Reserve results and 2011 Budget

Board member Doug Bruha reviewed the financial reports for 2010 and 2011, as handed out. He noted that the marina fees were reduced for 2011, even though there are some larger marina repairs needing to be done this year.

Clubhouse & Pool Update

Board Member Jim Longhenry reported that the three furnaces, the pool heater and the water heater in the clubhouse all have been converted to natural gas.

Over the winter we upgraded the pool equipment to now include an automated liquid chlorinating system (like most area pools now have) instead of the manual way we introduced hard chlorine pucks.

On another note, our pool maintenance person, Matt Bodzianowski, passed away in January. Because of Matt's passing and the new chlorinating system, we hired FT Enterprises to do the daily maintenance of the pool this year.

We also have a critter, believed to be a raccoon, inhabiting the clubhouse roof area. Attempts to evict and capture the raccoon have not yet succeeded.

Landscaping and Grounds Update

Board Member Wayne MacArdy wasn't available to attend today, but Jim reported for him that several plants will be replaced in the entry, and mulch will be placed in the circles.

Legend Lake Update

Board Member Bud Henning stated that the last compressor was put in last year. The compressors and aerators will be starting up this afternoon. Several aerators that were left on last fall and winter will be off next year.

Bud said Legend Lake is in good shape. Nutrients are an ongoing concern. The bio-spheres are in now. We have changed from a 12" to an 8" sphere, with a reduction in cost from \$200 down to \$60 each. Boosts will be added to help sphere microbes grow to eat the nutrients. Next year we may only need one boost. The dye will be done in a few weeks. Compressor maintenance will also be done.

The cattails are an ongoing concern. They should be cut below the water line. The best time to cut them is when Castle Rock Lake is drawn down, as the level of Legend Lake follows suit. The cut part should then be removed from the lake completely and disposed of to keep the decay that feeds algae out of the water, to keep Legend Lake cleaner.

Board Member Larry Zimmerman mentioned that the Sanitary District will have to –in the next few years –take phosphorous out of the discharge water. This will help Castle Rock Lake, as well as Legend Lake, stay cleaner.

Marina/Docks Update

Board Member Larry Zimmerman reported that as of today we have 50 boats this year. Of that number, 23 have lifts. Fees did go down by \$85 to \$400 for those without a shore station, and by \$35 to \$450 for those with a shore station. That \$50 difference covers the cost of storing the lift in the marina in the off-season.

The docks in the main marina will be repaired this year, as many of the upright posts are bent, short, tipped, or just plain missing. Pipes to do this work have been ordered, and Rockett's Marine will be doing the work. There will also be a ramp put on pier 2. The launch will also need to be re-leveled.

There has been some discussion on upgrading the gate to an electric gate, but there are drawbacks such as snow, ice, and power outages. Additional checking will be done.

Someone suggested we need to have a sign put up to remind owners to lock the gate behind them as they leave. We want to avoid the issue we had last year with outsiders putting their trash into the dumpsters. We could even put up a sign that says the area is under video surveillance to help deter that issue.

Larry said that we will be having Pete Ruland grade out the marina parking area and put in gravel. The best time to do this is after the lifts are installed and before trailers are parked in there.

A request was made to have the jet ski dock installed in more than three feet of water, to keep rocks from being sucked up into jet ski intakes and causing damage to them.

Architectural Control Committee

Board Member Doug Bruha said no plans have come in lately. Any changes to homes, including structural, need to go through this committee first to be approved before any work can commence.

New Business:

Open Forum For questions/Issues/Concerns

Jim Longhenry noted that we are on good terms with WRPCO. The Schellerer's requested Darrin Johnson's contact info so they can work with him on their view shed. (Michaele Korbein provided that to them after the meeting.)

July 30, 2011 Elections And Annual Meeting

The Half Moon Bay Community Association Annual Meeting is scheduled for July 30, 2011 at 10:00 a.m. We will also be having an election at that meeting to fill four (4) Board positions that expire that day. The one person with the most votes will be elected to a two-year position, and the remaining three will each be elected to one-year positions. Anyone interested in being a candidate should contact a current Board member or our Office Administrator.

Chairperson For Pig Roast To Be Held July 30 in Evening After Annual Meeting

We are looking for someone to be the Committee chair for the Annual Pig Roast. If you are interested, please contact a Board member or the Office Administrator. (The following week Mariann Gorman e-mailed that she is willing to head this committee. However, she is looking for committee members to help. Please contact her at marianngorman@sbcglobal.net if you are interested.)

Work Projects For Today's Clean-up

An item to add to today's work list: checking the breaker in the entry monument, as the lights are out completely.

Meeting adjourned at 11:24 a.m.