

**Half Moon Bay Community Association
Annual Meeting Minutes
July 30, 2011**

Owners present

Jim/Carol Longhenry	Jerry Dulgar	Doug/Brenda Bruha	Pat McCarthy
Larry Zimmerman	Troy/Melissa Thompson	Steve/Lynn Szydel	Ann/Bob Weis
Rosetta Boyle	Barry/Gail Finn	Dell Sauter	Don Schneider
Gail Mayers	Dave/Jan Penn	Jon Stumpf	<i>Michaele Korbein – Office Administrator</i>
Ray/Wallene Feldman	Bob/Mariann Gorman	Jan Murray	

Agenda:

Welcome/Introductions

President Jim Longhenry welcomed everyone to the meeting at 10:04 a.m. He had everyone introduce themselves.

Distribution of Ballots for new Board Members/Election results

Before ballots could be handed out, Don Schneider made a motion to approve candidates as listed on the proxy form: Chris MacArdy, Mariann Gorman, and Bud Henning. Jon Stumpf seconded the motion. All were in favor. These members will each serve two-year terms on the Half Moon Bay Community Association Board of Directors, along side of Larry Zimmerman and Doug Bruha who will continue on the Board serving the second half of their two-year terms. (Of the non-present members, there were 18 who chose to vote via proxy. The tally of just these resulted in all candidates receiving the same number of votes.)

Financial Report

Treasurer Doug Bruha distributed and reviewed the Budget vs. Actual report for 2011. He noted that the Community's goal is to put \$10,000 into Reserves this year to bring the year-end balance to \$60,000. The goal for the Marina Reserves budget is to put \$8,000 into their reserves to bring the year-end balance to \$70,000.

Marina/Docks

Committee Chair Larry Zimmerman reported that there were 50 boat slips and 7 PWC slips reserved this year so far. We currently have 13 regular boat slips available and 1 PWC slip available.

Larry advised that Rocketts Marine put in new poles at the ends of the docks to replace bent or missing poles, and that Mike Laffredi had worked on replacing bad boards and adding bumpers.

A resident asked if a canoe/kayak rack could be placed in the marina.

Jonathon Stumpf reported that the electric on one terminal in the main marina was not working.

There have been concerns about boat and PWCs being stored on trailers long-term in the marina. This causes a lack of parking space for those using the marina. Currently, long-term storage is not billed. It is hard to police. The board had hoped this would be self-regulated. However, this is happening more often, so the Marina Committee will look into this further to find a solution.

It was suggested that the Marina rules be re-published or that a copy be attached to each marina reservation form. There could also be a separate bullet on the form to request and pay for storage rental. The Committee will work on this.

Jim Longhenry said that closing and locking the gate would help with both the marina and the dumpster areas. The Committee is still looking at the possibility of a new gate system, but more research needs to be done.

Landscaping and Grounds Update

Committee Chair Wayne MacArdy wasn't available to attend, but Jim Longhenry reported the front entry monument looks good and that Wayne had gotten a quote for a concrete curb to go around that island to help contain the mulch. It was suggested that they first check with the Town of Germantown since that area borders a town road. There may be restrictions, since HMB's entry it isn't like O'Dells Bay where they replaced existing curbing structure.

Mariann Gorman asked if the Committee would consider planting trees to replace oak wilt trees like the Condos are doing. She expressed concerns that the area will look increasingly sparse if nothing is done.

Clubhouse and Pool

Committee Chair Jim Longhenry reported that much has happened already this year. Our previous pool care-taker, Matt, passed away in January. We have hired FT Enterprises to do the pool daily care, which seems to be working out well. Over the winter the pool equipment was upgraded to now include an automated liquid chlorinating system. (Most area pools now have this.) This replaces the manual method of introducing hard chlorine pucks.

This past spring we had a raccoon in the ceiling of the clubhouse. It pulled away soffit and siding to get in/out, had caused some minor damage to attic fixtures, and then had babies. The mother was trapped and removed, and the babies vacated on their own. The soiled insulation was removed and replaced, and repairs were made in the attic and soffit.

Mariann Gorman reported that there are chipmunk holes by the pool door. Jim Kaiser has a trap that we may be able to use.

Doug Bruha said he has noted people being inconsiderate of others in the pool area. In one instance, some people were wildly tossing a ball around when others were in the pool/pool deck. He wanted to remind everyone to look out for others, and be courteous and considerate.

Mariann Gorman asked if we could get a few new chaise lounges for the pool area.

She also noted that we should have Donna Olson clean up the pool gazebo periodically. In previous years, this was something Matt just did as part of his pool work.

Doug Bruha suggested possibly considering hiring a property manager to assist the Board more, since many Board members reside away from HMB and can't be available to be at HMB every day. It would take some of the responsibility off the Board. The first step would be to get both the Community and the Condo Boards together and discuss the idea.

Legend Lake

Committee Chair Bud Henning could not be at the meeting, but he provided a written report for Jim Longhenry that that Legend Lake is in pretty good shape.

Both the Castle Rock and the Legend Lake beaches were tilled the last week of June. The second tilling will be toward the middle of August.

The Pond Squad will apply a second application in mid August of the Boost Micro-organisms, which work with the spheres to eat up nutrients.

Bud had applied the dye at the end of May, and the second application is scheduled for mid August.

All compressors and aerators are working well. The number 2 aerator is working with less noise, since we had it reconditioned last fall.

Bud also asks that if anyone finds spheres washed up on shore, they should feel free to throw them into the dumpsters.

The fishing is good – lots of bass. Just remember: it is a **Catch and Release Only** lake, for use only by HMB owners and their guests.

Doug Bruha said that there have been concerns over the total amount spent over the last four years to bring Legend Lake back. The Board will look at maintaining Legend Lake with less expense.

Several people expressed that they would like to make Half Moon Bay more community-friendly. They would like to see our trails improved by clearing and marking them for use. They would also like to include expanding the ability to use Legend Lake for different things.

Architectural Control Committee

Jim Longhenry reported that there is currently one house under construction that has been in the planning stages for the last few years. The owners are the Skorik's. The house has 2300 sq. ft., and has a joint drive with their neighbor.

Just a reminder that any changes or additions to homes, including structural, need to go through this committee first to be approved before any work can commence.

Ray Feldman –Germantown's Juneau County Board Supervisor

Ray was on hand to promote the new Juneau County Visitor's Guide book, which he helped to create. This book contains a map, articles, and areas or items of interest to check out or attend in the County and nearby areas. He brought copies for everyone here, and left some for guests to take. He asked that if anyone has any suggestions to add or make to this book or map, they should contact him. A brochure rack for items like this will be brought some time in the future and placed in the hallway.

One owner had a question for Ray as to why taxes don't decrease. He answered by saying that even though some assessments may decrease, the ongoing need for dollars to fund projects goes up and therefore so does the tax rate. If any owner has concerns about their assessments, they can call the tax assessor for Germantown, Claude Ringlemon at 608-378-3003, or they can attend the Open Book session held each year in late spring or summer to view and discuss their assessments and view any comparables. Anyone having property in Germantown can attend this meeting; they don't need to be sent a Notice. However, a written Notice is sent out in advance for anyone whose assessments had changed for the year. (Questions about the tax rate can be referred to the Germantown Town Hall at 608-562-5751.)

Open Forum For questions/Issues/Concerns

Doug Bruha discussed the tennis courts. Repairs are being made to the surface this year, but the Board is looking into a square synthetic tile type of material that can be used to top the courts to smooth out the surface. Any major rebuilding of the tennis courts would be costly, and we would have to both rebuild the Reserves for that and look at the alternatives before going forward.

Bob Gorman wanted to recognize Michaele Korbein for her on-going work in the office.

Don Schneider wanted to thank Jim Longhenry for all his work on the Board for these last six years.

Mariann Gorman wanted to remind those who wanted to attend the picnic to sign the sign-up sheet.

The New Board was asked to stay a bit after this meeting to go over a few items.

Meeting adjourned at 11:06 a.m.