

Crosswinds Community Homeowners, Inc.

Minutes of the 2023 Annual Meeting (May 27, 2023)

Upon notice duly given, the annual meeting of the membership of the Crosswinds Community Homeowners, Inc. (the "Association") was held at 9 a.m. on May 27, 2023 at the Crosswinds community cabana.

Present were governing board members Lou Ebert, Bill Swanson, Tom Steele, Stephen Leciejewski, Steven Karklin. Patrick Jackson and Richard Stanley. Mr. Stanley kept the meeting minutes. Also present were Association members representing more than a majority of the homes and lots at Crosswinds.

Stephen Leciejewski chaired the meeting. He announced that a quorum was present, and he called the meeting to order. All of the Association members in attendance, including the board members, introduced themselves and were reminded to sign in on sheets provided.

Upon a motion duly made and seconded, the minutes of the Association's 2022 Annual Meeting were unanimously approved in the form submitted.

Mr. Steele gave the Marina Committee Report, saying the circulation pump moving water from the marina into the lake will run for 11 hours each day during the season in an effort to improve water quality. Hopefully, that will lessen the burden on the bubbler system in the marina, he said. Lighting repairs will be made around the boardwalk this season and a leveling of the boardwalk around the marina is also scheduled, Mr. Steele said.

Mr. Leciejewski presented the President's Report, detailing infrastructure improvements that either have been completed or are planned during the coming fiscal year and said the investments will require a special assessment for residents in order to keep the association financially sound. He said the swingset was damaged by a contractor in May but repairs will be made soon.

Mr. Swanson briefed the group about landscaping improvements, including the new entrance “ship” welcoming visitors and residents to the community. Plantings should be in the “ship” by the July Fourth weekend, he said. He also detailed the kayak-storage area improvements, saying a new handicapped-accessible ramp will be installed for lake access. The board extended a special note of recognition to Mr. Swanson for his efforts during the past year.

Mr. Ebert gave the Treasurer’s Report and reviewed the financial statements for fiscal 2023, highlighting significant capital expenditures during the year and the cash and reserve levels as of fiscal year end, April 30, 2023.

Upon a motion duly made and seconded, the financial and other reports were unanimously accepted and approved.

Mr. Peter Kelly spoke to the group about how the marina reserve fund, which currently has about \$90,000 in it, can be used, if necessary, for all aspects of spending on behalf of the Homeowners Association. Mr. Sam Gerace spoke about the need for attention to capital improvements and advised the board not to follow a policy of deferred maintenance.

A motion then was made and unanimously approved to make the \$500 annual surcharge on residents a permanent part of the fee schedule.

A motion was made and unanimously approved to level on all homeowners a \$3,000 additional assessment in the coming fiscal years (2024 and 2025) to help pay for the infrastructure improvements that are ongoing in the development and also to bolster reserves for future projects. Mr. Leciejewski said it is his understanding after discussions with the association’s accountant, that this assessment should keep the homeowners association on sound financial footing for the next 10 to 15 years without further special assessments.

The election of directors was addressed. Mr. Leciejewski stated that the Board had nominated the following to fill terms for positions on the board:

- Thomas Steele to be elected to a three-year term as chair of the Marina Committee, expiring in 2026,
- Richard Stanley to be elected to a three-year term as secretary, expiring in 2026,
- Steven Karklin to be elected to a one-year term as director, expiring in 2024.

There being no additional nominations, upon a motion duly made and seconded, each nominee was unanimously elected as a director for the term indicated.

There being no further business, upon motion duly made and seconded, the members voted to adjourn the meeting at approximately 10:27 a.m.