

**LAKE WINNEBAGO HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 10, 2008**

The following Directors were present for the June Board meeting: Mike Collar, Bob Mais, Jack Plasse, Rob Lytle, Dave Brown, Reese Wolff, Doug Lennie, Dale Voysey and Bud Edenfield. Steve Moore and Elizabeth Moran, HOA Attorneys, were also present. Alicia Holecek, Administrator, acted as Secretary for the meeting.

Mike Collar asked for a motion to approve the May 13, 2008 minutes from the Board of Directors meeting. Rob Lytle made the motion to approve; Reese Wolff seconded it and it passed.

Mike Collar asked for a motion to approve the May 2008 treasury reports. Dave Brown made the motion to approve the treasury report; Rob Lytle seconded; the motion passed.

Mike Collar asked for a motion to approve the checks. Rob Lytle made the motion to approve; Reese Wolff seconded; the motion passed.

Secretary's Report – Alicia Holecek, Administrator

Alicia reported that the HOA will be working out of her home until the phone lines and computer can be connected. A cell phone has been purchased to forward the HOA calls to until the lines can be repaired. For the month of June, the Administrator hours will continue from 8-5 because of the issues with the storm.

CITY LIAISON – Jack Plasse, Chairman

Jack Plasse reported that the 167th Street bridge is closed due to the flood. Part of the road washed away near the bridge.

SIGNAL – Dave Brown, Chairman

Dave Brown reported that the Signal is running a children's reading contest.

DOCKS – Reese Wolff, Chairman

Reese Wolff reported that all the HOA docks have been secured since the flood. The middle community dock at the front of the lake did sustain damage from the storm and came off its poles and was shifted slightly. Elf Docks will come out to give an estimate for repair. Elf has also provided an estimate for replacing the flotation at the AYC swim dock. Reese Wolff made a motion to fix the AYC dock flotation pending costs on the repair of the front community dock. Jack Plasse seconded the motion, and it passed.

Reese reported that he has received several complaints on dock appearance. In the past, the Dock Committee has been somewhat lenient on failing docks for appearance because it is somewhat subjective. However, Reese will be putting a notice in the Signal that the Dock Committee will be failing more docks next year for appearance.

AYC LIAISON – Dave Brown, Chairman

Dave Brown announced that for the time being, Matt Fisher has taken over the responsibilities of cook. The AYC will be hiring a new cook soon.

There was discussion about the OPEN sign in the window of the AYC bar area.

Greg Pool, AYC Board member, had several issues to discuss with the HOA Board regarding responsibility for building repairs:

1. The air conditioning unit is broken in the kitchen.
2. The roof has some termination strips loose which allows water to get under the rubber. A follow-up will be made with the company that installed the rubber roof.
3. Who takes care of the landscaping in the long term? Bob Mais responded that when the landscaping was added, the maintenance was to be provided by volunteers. At this point, the HOA does not budget for AYC landscape maintenance.
4. Water is still getting into the building. Greg said the new drainage system has helped, but the AYC is still in need of some landscaping and grading to help drain water away from the building.

Dale Voysey reminded Greg that any big purchases for the AYC need to be discussed by the HOA Board.

BOATS – Doug Lennie, Chairman

Doug Lennie clarified that the HOA boat rules state that boat traveling over 5 mph must move counter clockwise around the lake.

LAKES & DAM – Dale Voysey, Chairman

Dale Voysey reported that the Lakes & Dam Committee is recommending to fill up H-cove and use the OG weir system for silt control. The skimmers may be able to be used at a different location in the future.

The University of Missouri Extension is interested in working with Lake Winnebago as a facilitator for a watershed study.

Dale updated the Board on the information that has been gathered by the Lakes & Dam Committee regarding a dredge. At this point, the Committee feels that a paddle wheel system is the best approach. The tentative plan is to establish several silt ponds this year and order a machine by the end of the year, with dredging to begin in the Spring of 2009.

Dale thanked all the volunteers who helped remove debris from the lake due to the flood.

Mike Collar suggested that the HOA create a map to show the placement of buoys on the lake, which would help with consistency from year to year. Dale will work with the Lakes and Dam Committee to start the process.

Dale reported that the University of Missouri is willing to help us with some more detailed analysis of our lake water quality. There is no cost for them to do the testing, but the samples need to be taken to Columbia within 48 hours of collection. Dale will check with George Silvey, who is currently taking the samples to Lake Lotawana for testing.

ARCHITECTURAL – Rob Lytle, Chairman

E-42 / 459 Winnebago Drive – Rob Lytle made a motion to approve a variance for a 50 year composite roof in slate; Bob Mais seconded and the motion passed.

G-1 / 366 Winnebago Drive – Rob Lytle made a motion to approve a variance for a 50 year composite roof in Williamsburg slate; Reese Wolff seconded and the motion passed. Doug Lennie abstained.

D-5 / 308 South Shore Drive – Rob Lytle made a motion to approve variances for stairs over the rear build line, a 50 year composite roof and confirmation of the house elevation per the Architectural Committee; Jack Plasse seconded and the motion passed.

PARKS & RECREATION – Bob Mais, Chairman

Bob Mais reported that the road to the Mohave Boat Storage area will be repaired. The road to the stables also needs to be repaired, but will have to be budgeted for 2009.

With the bridge out on 135th, the mowers are having a difficult time getting their equipment to the South Shore. Bob will check with the City to see if they can help transport the mowing equipment.

Because of the flood, the computer equipment to the gates is down. Repairs will be made as soon as possible.

INSURANCE – Bud Edenfield, Chairman

Nothing to report.

FISH – Jack Plasse, Chairman

Nothing to report.

LEGAL – Mike Collar, Chairman

Nothing to report.

PLANNING – Mike Collar, Chairman

Nothing to report.

WAYS & MEANS – Dave Brown, Chairman

Nothing to report.

OLD BUSINESS

None.

NEW BUSINESS

There was extensive discussion about the future of the Community Center following the damage of the flood. Currently, the HOA is in discussions with the City regarding the repair/replacement of the building. The HOA has insurance for \$300,000.00 for contents and \$300,000.00 for the building. After more discussion, the Board agreed to further negotiations with the City for renovations to the Community Center. Mike Collar and Bob Mais will be the point people.

Jack Plasse made a motion to buy another computer for the HOA office. Reese Wolff seconded the motion. Jack Plasse amended his motion for the costs to not exceed \$4000.00. Reese Wolff seconded the amendment and it passed.

Alicia reported that the fuel pumps are not working due to an out dated gas line and needs to be replaced. Jack Plasse made a motion to fix the fuel pumps for a cost of \$3200.00. Reese Wolff seconded and the motion passed.

OTHER BUSINESS

There was no additional business to come before the Board; therefore, Reese Wolff moved to adjourn the meeting, Doug Lennie seconded the motion and it passed unanimously. Time: 10:28 pm

Respectfully Submitted by,

Alicia Holecek, Acting Secretary