

**CORKSCREW WOODLANDS ASSOCIATION**  
**A Corporation Not For Profit**  
**Minutes of the Meeting of the Board of Directors**  
**November 17, 2016**

President Norm Hunsberger called the meeting to order at 2:00 PM and led those assembled in the Pledge of Allegiance.

Secretary Jane Niehaus took roll call and those present were Norm Hunsberger, Paul Mandelaro, Lon Bolen, Jane Niehaus and John Willsie. General Manager Tim Fisher was also present. Brad Klose was absent due to medical reasons and Fran Hicks was not back in town yet.

Lon Bolen moved, and Paul Mandelaro seconded, that the minutes of the meeting held on April 7, 2016 be approved, and the motion passed unanimously.

**TREASURER REPORT**

Tim Fisher gave the Treasurer report for Brad Klose. As of the Year to Date ending September 30, 2016 the Operating Fund had a balance of \$178,065.99 and the balance in the Reserve Fund was \$516,233.35. John Willsie moved, and Jane seconded, that the report be approved, and the motion passed unanimously.

**MANAGER REPORT**

Tim reported that most everything the Board approved for him to get done over the summer was completed except those items for the WPA. A summer update was sent to all owners in September. He noted that the roof sundeck was coated and stopped the leaks; the pool furniture was replaced; and several painting projects were completed by two of our summer WPA residents. Tim clarified that the overage for the circle concrete project was due to the age of the concrete. All extra areas were inspected and approved by himself and George Payne. We ended up with 2,870 square feet more than anticipated.

**COMMITTEE REPORTS**

CRC Chairman Roger Enstrom gave a report from the first CRC meeting (see attached). He also gave an update on Don Makuen who is in the hospital.

Al Ekberg gave a report on the WPA and that he has a small group started and they will be in full swing after January 1.

**OLD BUSINESS**

**Architectural Guideline 2.2.1** – Paul Mandelaro presented a revision to section 2.2.1 – Size as it relates to an RV. It reads – “When located on a lot it will be situated on the site pad with a minimum set back of 20 feet from the edge of the roadway, measured on the long edge of the driveway. The stabilizers of any RV unit must be placed on the site and not extend on to common ground. If the RV unit is shorter in length it can be set back

further to accommodate hookup, but it can not extend on to common ground". Paul moved to accept this wording, seconded by Lon Bolen. After discussion the Board voted 3 in favor and 2 against. The motion passed.

**OTHER OLD BUSINESS** – the pickle ball group and tennis group presented a proposal that the two groups have agreed to split the cost to purchase an AED to be installed at the multi use courts. They requested that if they purchase the AED, the Association would take over the maintenance and future purchase of pads and batteries when needed. After much discussion from the Board and audience, Jane moved to allow the two groups to purchase the AED and the Association would maintain it for the future. Paul Mandelaro seconded and after further discussion, Paul rescinded his second. John Willsie seconded the motion with 3 in favor and 2 against. Motion passed

**Paint for the Clubhouse** – One of the projects approved by the Board was to have the WPA paint the exterior of the clubhouse. The WPA painting foreman, Mike McCarty, presented the Board with sample colors. The recommendation was to paint the clubhouse the same colors as the office building by the chevy dealer. Paul Mandelaro moved to accept the recommended colors, seconded by Jane, and passed unanimously.

**Electrical Line Repairs** – WPA electrical foreman, Ron Rust, gave an update of the test repairs on the electrical lines at the meter banks. He stated the test repairs went very well and recommended they continue repairing the rest of the lines. The cost is estimated at about \$5 or less per line. After discussion from the Board and audience, Lon moved that the rest of the electrical lines be repaired at the Association expense, Paul seconded, with the motion passing unanimously.

## **NEW BUSINESS**

**Gate Control Boxes** – Tim stated that the three gate control boxes, two coming in and one exit, were very old and the gate company is having a hard time obtaining repair parts. Tim stated that we have spent almost \$4,000 in the last two years repairing these. He presented a proposal from the gate company to replace these three boxes for \$9,270.00. Lon moved to accept the proposal as presented, seconded by John, and the motion passed unanimously.

With no further new business, Norm asked the audience if they had any items. Ruth Enstrom pointed out a correction to the April 7 minutes. Item #16 relating to the concrete work should also state the section by the office needed to be replaced as well and should have been included in the minutes. So noted. Doug Kuhn reminded everyone to check their circle AED to make sure the pads and batteries are up to date.

With no further business before the Board, Lon moved to adjourn, and seconded by Paul, and passed unanimously.

Respectfully Submitted,



Jane Niehaus, Secretary

Board of Directors Meeting  
November 17, 2016

Treasurer's Report

The following is a recap of revenues and expenses as of the month of September.

**September**

	<u>Operating Fund</u>	<u>Reserve Fund</u>
Revenues -	\$113,755.44	\$14,540.80
Expenses -	\$111,250.62	\$ 8,152.15

**Year to Date – April 1 – September 30**

	<u>Operating Fund</u>	<u>Reserve Fund</u>
Beginning Balance -	\$150,156.07	\$584,061.21
Revenues -	\$684,379.39	\$ 88,384.23
Expenses -	\$656,469.47	\$156,212.09
End Balance -	\$178,065.99	\$516,233.35

Respectfully Submitted

Timothy D. Fisher for Bradley Klose, Treasurer

2016 November 17 BOD Mtg Chairperson remarks

Roger Enstrom, Egret 20, CRC Chairman

Welcome back to everyone.

The CRC had it's first meeting this past Tuesday and there was a good attendance for early in the season.

First Sat. breakfast will be Dec. 3rd from 8:00 to 9:30, hosted by the Garden Club. Price is still \$5.00 per person and everyone is encouraged to come eat and converse with friends and neighbors. A menu for the meal will each week be placed on the bulletin board below the clock.

Inter-circle sports will start early Jan. and the sign-up books will be distributed to circles in Dec.

The Nov. activities calendar is posted on the hallway bulletin board.

A reminder if you have anything for the CCW Website concerning the calendar please text or email to Sharon Lips, 517-486-3530 or [lips0311@aol.com](mailto:lips0311@aol.com) or visit at Limpkin 12

Fashion show is Feb 3<sup>rd</sup>. Cost of tickets is \$12.00

Trim the tree dance, sponsored by Pelican Circle is on Dec 3rd.

The Photo directories have been distributed and extras will be available for \$6.00

The WPA has started it's season and will soon be in full operation

Mowing has started so please wait until your circle is done before installing Christmas lights, etc. on your lawns

6/29/2016

**Proposed Amendment to Architectural guidelines section 2.2.1 Size**

**The maximum length of an RV on any lot is 40 feet.**

**The minimum length of an RV on any lot is 18 feet**

**When located on a lot it will be situated on the site pad with a minimum set back of 20 feet from the edge of the roadway, measured on the long edge of the driveway.**

**The stabilizers of any RV unit must be placed on the <sup>site</sup> pad and not extend on to common ground.**

**If the RV unit is of shorter length it can be set back further to accommodate hookup, but it can not extend on to common ground.**