

Willow Lake Association Meeting Minutes

October 21, 2020

Jane Addams Community Center- Cedarville

Call to Order

Meeting was called to order by Jim Robinson at 6:49pm.

Proof of Quorum

25 Members present with 8 Proxy submitted.

Approval of Minutes

Motion to Accept the Minutes from the December 4, 2019.

- Larry Frazee noted an error in the minutes under the Sentiment Survey. Minutes state “Deepest point is 30 feet average depth” and should read “Deepest point is 11 feet average depth.”

Motion to Accept the Amended Minutes from the December 4, 2019.

- Made by Joe Serafini and seconded by Randy Stearns. Motion carried.

Welcome & Introduction of New Members

Introduction of New Members:

- Jim & Kathy Bangasser
- Danny Schofield
- Ron and Rhonda Klint
- Thomas Herron
- Edmund Treanor

New Business Item C

Proposed changes to the “Policies for Use of the Lake”

- Change title to “Rules & Regulations for Use of Lake & Lakefront Properties”
- Item #4 add “Passes may also be obtained from the website Willow-Lake.org”
- Item #7 strike the last sentence about Carp & Goldfish, as this restriction can vary over time and is also addressed under Fishing regulations.
- Item #10 – Change dues to \$40.00/month and add “may be paid in full by December 31st each year for a discount of 10%”
- Item #12 strike completely as obsolete & replace with the following addendum:
 - No Association Member may lease any part of their property located within Northern Hills Second Subdivision for a period of less than twelve months, and the following provisions will apply:

- A. Every lease shall be in writing and is subject to approval by the Willow Lake Association Board.
- B. Every lease shall be delivered to the Association Board within 7 days of execution of the lease.
- C. No lessee shall be allowed to rent or sublease any portion of nor the entire residence to any other party.
- D. Each member who wishes to lease their property must provide periodic confirmation, as determined by the Association Board, of umbrella insurance policy coverage with minimum coverage of \$2 million, agreement to indemnify the Association for causes of action related to the leased premises, and confirmation of criminal background checks for all lessees.
- E. All lessees shall be in compliance with the provisions of all covenants, by-laws, rules, and regulations of the Willow Lake Association and agree to the terms thereof in writing as directed by the Association Board.
- F. Members who are currently leasing their property are required to provide a written lease compliant with this paragraph to the Association Board by October 30, 2020.
- G. Exemption - Current Members who have leased their property for periods of less than twelve months in the past year may apply to the Association Board to be exempt from the provisions of this Paragraph and sign a written Exemption Agreement as determined by the Association Board. Current Members who wish to be exempt must send a written request to the Association Board by October 30, 2020, stating which provisions they wish to be exempt from and provide a copy of the current lease agreement, if any. The Exemption Agreement will specify requirements for the member to maintain exemption status and may include agreements to provide periodic confirmation, as determined by the Association Board, of umbrella insurance policy coverage with minimum coverage of \$2 million, agreement to indemnify the Association for causes of action related to the leased premises, and confirmation of criminal background checks for all lessees. Exemption under this subparagraph terminates upon transfer of title of the property, death of current titleholders, or upon breach of the Exemption Agreement.
- H. Failure to submit written request for exemption by October 30, 2020, or failure to sign and return the Exemption Agreement within 14 days of receipt, shall cause a Member to forfeit exemption under this paragraph.
- I. This paragraph shall become effective immediately upon approval via vote compliant with the By-Laws of the Willow Lake Association, Inc.

- Open discussion of the proposed changes were heard. Many members spoke in favor of the changes while others spoke of concerns over possible litigation with claims of the changes being ambiguous. After a lengthy discussion including explanations from the Associations Attorney the motion passed.
- Motion to accept the changes and addendum was made by Norm Soukup and seconded by Joe Serafini.
 - Addendum was added to the original motion.
 - Vote:
 1. 10 in favor of changes plus 8 proxy votes
 2. 2 opposed the changes
 - Motion carried.

Finance/Budget

Treasurer Austin Swart reviewed the Treasurers report and 2021 Budget.

- Updating the electric to move from Larry Frazee's property to the Willow Lake Lot 30.
2021 Budget Amended to add the following item:
- Fish Survey budget \$1,800
 - Motion to accept the Treasurer's report and accept the 2021 Budget as amended was made by Joe Serafini and seconded by Cheri Robinson.
 - Motion Carried

Dam Report

The full Dam report is located on the website which was passed by the State of Illinois. Martin Oakes is the Dam Tender and Ron Klint is the Dam Observer.

Fish & Water Report

The Fish & Water report was presented by Larry Frazee.

Slate of Officer for 2021

President – Jim Robinson

Vice President – Jason Bardell

Secretary – Jolene McKenna

Treasurer – Austin Swart

Director – Joe Serafini

Director – Rodger Gorsline

Director – Larry Frazee

Social Director- Cheri Robinson

- Motion to accept the Slate of Officers for 2021 was made by Nancy Serafini and seconded by Randy Stearns.
- Motion Carried.

Old Business

- 9. A Lake Welfare Committee
 - Created for the long term welfare of the Lake.
 - Volunteers were:
 - Adam Breedlove
 - Jim Bangasser
 - Jason Bardell
 - Randy Stearns

- Larry Frazee
- Martin Oakes

*Anyone wishing to be part of the committee please contact Jim Robinson.

- 9. B Lot 30 Transition
 - Transition of the electric for the aerator south of the island from Larry Frazee's property to Lot 30.
 - Discussion was to add a shed to Lot 30 also.

New Business

- 10. A Fountain/Aerator Installation in the Lake
 - Discussion held on adding a Fountain to the Lake
 - Jim Robinson provided some possible designs & prices ranges
 - General consensus was positive. Further discussion will occur next year.
- 10. B Willow Lake T-shirts
 - T-shirt designs are being created with "Willow Lake Yacht Club".
 - Show of hands was positive to determine the interest in the shirts.
 - Jim Robinson is working with Larry Pittsley to create a design.

Adjournment

- Motion to Adjourn was made by Joe Serafini and seconded by Thomas Herron.
- Motion carried – Meeting adjourned.