

## ROCK LAKE ESTATES UNIT OWNERS ASSOCIATION

Meeting notes-annual meeting  
October 14, 2023, 10 A.M.  
Lake Mills Fargo Library Meeting Room

### Annual Meeting Agenda:

- Call meeting to order
  - 10:05 Jackie called meeting to order
- Roll call
  - 18 units represented in person or via a proxy
- Proof of notice of meeting
  - sent prior to unit owners
- Proof of quorum (simple majority of unit owners)-18 represented; 12 present in room, 6 via proxy and 7 absent
- Approve minutes of annual meeting of October 8, 2022
  - Minutes are attached to allow reading before meeting
    - motion to approve minutes of last meeting made by Ed Heimstreet, seconded by Jack Way. Motion passed.
- Reports of officers
  - President's report
    - motion to approve the president's report made by Mike Algrim, seconded by Dee Elliot. Motion passed
    - Mary L passed away last Thursday. Service is Sat Oct 21<sup>st</sup>. Board approved \$50 from RLUOA to hospice
  - Treasurer's report
    - Discretionary fund at \$10K, General fund \$7194.24, and roadway \$62,207.91 as of Sept 30<sup>th</sup> 2024
    - motion to approve treasurers report made by John McGinnis, seconded by Deb Jardine. Motion passed.
- Election of Board of Directors
  - Three year term expirations (Dee Elliott & Holly Barnish)
    - Holly Barnish makes a motion to nominates Dan Barnish to the board, John McGinnis seconded the nomination, motion passed.
    - Jackie nominated Dee Elliot for the board of directors and Mike Jardine seconded the nomination. Motion passed.
- Old business
  - Ed Heimstreet has concern of low water level, can we extend pier out 8 feet.

-Jackie explained there is a joint rock lake committee which gave proposals to city to advise what needs to change. DNR gives dam order as to when the city can raise and lower the lake. Mechanics of dam is automated and likely needs to be changed. Report states when ice is off we should let ice melt and stay in lake and also take the level down later. Right now says must be at a lower level by Oct 31<sup>st</sup>. Currently set up to do this mid Sept-Oct 1<sup>st</sup>. Rock Lake Improvement Association-request following what DNR states (dam order from the 90's). They suggested to get to Oct 1<sup>st</sup>.

-City has decided to leave water level at the medium level of what is recommended.

-currently we cannot move piers and lifts out further because it becomes too deep and lifts will need to be raised per Dean

- New business

-street lights: have been a problem for 1 year, Mary Lea has called with no response, Jackie will make a phone call

-request to explain insurance:per Jackie when assessed found we were underinsured when you look at replacement value. We went to lawyer to find out what we need to cover then we got insurance bids from 3 companies. The result was insurance was at \$8,400 but now \$17,000. Deductible \$5,000 per building  
-in unit owner's condo insurance there is a fund of money to help with \$5,000 deductible that is covered by condo: suggest check with your condo insurance and ask what your covered for loss of assessment. Often just \$11/year to increase this through your personal insurance.

-current insurance carrier is coordinated by Harms (insurance broker) Nicole W.

-tree work: Topel has bucket truck back (trees by Deb and Mike by east side of deck-a locust type of tree and 2<sup>nd</sup> tree is an oak between 17 and 18. Hickory tree between 4 and 5 would like dead branch needs to be removed. Need to do a landscape request.

- Approval of 2024 budget

-question if can pay dues monthly instead of quarterly? Answer is that bylaw states that the dues are quarterly

-increased insurance \$8400, increased lawn care, landscaping, utilities, and pest control. Roadway the same. Total budget \$70,000

-Dues will go up to \$700 quarterly starting Jan 1, 2024

-motion to approve 2024 budget made by Dee Elliot, seconded by Mike Algrim.  
Motion passed.

- Adjournment  
-10:47 am motion to adjourn annual meeting made by John McGinnis, seconded by Jackie. Motion passes.

Board of Directors meeting to follow for the election of officers.

Minutes respectfully submitted by Holly Barnish, Secretary.