

Date: August 10, 2026

Meeting called to order at 6:00 p.m.

Roll Call: Ralph Greenfield-President, Nayeli Ferrari-Vice President, Linda Ryznar-Secretary, Al Pool-Treasurer, Robert Elmore-Area 1 Representative, Shea Butler-Area 2 Representative, Amy Godwin-Area 3 Representative, Sandy Heaven-Area 4 Representative. Absent: Cory Gingery-Area 5 Representative and Donna Kapplinger-Kapplinger Dr.

Introductions: Ralph Greenfield on the lake for 20 years and had been on the Board before. Nayeli Ferrari on the lake since 2019 and first time on the Board. Linda Ryznar on the lake since 2007 and 2nd year on the Board. Al Pool on the lake for 4 years and 2nd year on the Board. Robert Elmore starting his 5th year on the Board and on the lake. Shea Butler on the lake since 2019 and first time on the Board. Amy Godwin on the lake since 2023 and first time on the Board. Sandy Heaven on the lake for 10 years and on the Board for several years. Paul Campbell on the lake since 2012 and was the Past President.

Agenda: No agenda being approved.

Minutes: Motion by Sandy Heaven, second by Paul Campbell to approve the meeting minutes of July 4, 2026. Motion carried.

Treasurer Allen Pool: Reported on the Comparative Budget Status Report, checks written since the last meeting and the balance in the checking account. Motion by Sandy Heaven, supported by Linda Ryznar to approve Treasurer Report. Motion carried.

Still 42 residents had not paid dues for the year, suggest sending out 2nd notice to those residents.

Old Business:

Ralph Greenfield stated there are concerns about transparency how to better communicate to members. Methods right now seem to work, the newsletter and the website. Concerns/issues feel free to come to the monthly meetings which are the 2nd Monday of the month from April through October. The meeting time is posted on the website along with the minutes. Contact your Area Representative to find out information and/or express concerns/issues.

Issues on using Zoom format to inform the membership whether we can use it or not. Paul Campbell explained on the legal issues that he repeated from last month meeting. Sandy Heaven biggest issue that everyone must hear and be able to talk.

Nayeli Ferrari reported Zoom can be closed caption, platform is easy, single account needed, will establish a clear document how to run Zoom so everyone can set it up.

Board must be present for the meeting only participants will use Zoom. Nayeli Ferrari will get a proposal together on legal and risk of using Zoom and the cost including closed caption. Will send the proposal to the Board in the next 10 days.

Broadcasting has anyone consider using this platform only be able to hear not response. Sandy Heaven will check with the attorney about Broadcasting. Paul Campbell didn't think the website can handle Broadcasting.

Ralph Greenfield says the website should be use more for information. Robert Elmore says its mostly minutes on the website. Paul Campbell is the Administrator of the website. Ralph Greenfield going to meet with Paul Campbell to switch over and Nayeli Ferrari wants to be included.

New Business:

Swim and Loon Buoys: Who handles the buoys? Sandy Heaven does the swim buoys and Robert Elmore & Paul Campbell does the loon buoys. Ralph Greenfield contacted PLM about a cost for putting in and removing the buoys yearly. After PLM surveys the lake for the first time of the year the loon buoys will go in and the week before Memorial Day the swim buoys will go in. The cost to put in, take out and put in the storage shed will be \$500.00, this year will only be \$250.00 since they only will take out.

Robert Elmore thinks we should keep moving forward about the process setup like have the lawn mow at the picnic and beach areas and having the buoys put in and take out. We have a contract with PLM and it's included in the budget. Motion by Robert Elmore, second by Al Pool to have PLM put in and take out buoys. Motion carried. The new contract with PLM is coming up in January.

Swim buoys are looking sad, seem to get crushed every year. Ralph Greenfield is looking into a different type of buoys. Will bring a proposal at next meeting.

Loon buoys should they be removed after the baby loons are off the nest or leave them all year. There is a lot of stumps back where the loon nest is. Motion by Sandy Heaven, second by Nayeli Ferrari to leave the loon buoys all year long. Motion carried.

Ralph Greenfield wants to be the custodian of the key to the shed.

Annual and monthly signs that Paul Campbell had made are great.

Bank will need August meeting minutes to allow changes to the signers on the account.

Always Green had the contract to cut the grass at the picnic and beach areas when needed. Never received a bill for the cutting of the grass and the new sand at the beach.

Ralph Greenfield would like the lake, picnic and beach areas to look good at all the holidays. Grass cut at the picnic and beach area and garbage removed.

Covenant: There are no changes to the Covenant. Tried to make a change where blight was a concern to have some kind of fines but no recourse.

West Bay Silt Trap: Paul Campbell is still working on it. The portal with Eagle is established, waiting on them to respond.

Audit: Sandy Heaven had someone asked her at the Annual Meeting if there was ever an audit of the books. The Board decided to have an Audit Committee to audit the books in January after the fiscal year ends in December. The Audit Committee will consist of Ralph Greenfield, Nayeli Ferrari, Linda Ryznar and Sandy Heaven.

Officers and Area Representatives Reports:

President Ralph Greenfield: None

Vice President Nayeli Ferrari: None

Secretary Linda Ryznar: None

Treasurer Al Pool: None

Area 1 Robert Elmore: None

Area 2 Shea Butler: None. Need to change the phone number to his instead of his wife in the directory.

Area 3 Amy Godwin: None

Area 4 Sandy Heaven: One house is expanding; pole barn being built and next year the house will be built. Minor fire down by the lake. There were a mama bear and 2 cubs seen in the area.

Area 5 Cory Gingery: None

Kapplinger Dr Donna Kapplinger: None

Audience:

Tom thought maybe the website could be added to the welcome signs.

Someone asked who determines the speed on the lake. Told him the DNR does and has a problem suggested he contact the DNR or the Sheriff.

Another person asked about the transparency about hiring an attorney, about changing to a HOA, but not for Zoom costs, just be careful what the changes are in the future. The Board replied had to contact an attorney to make sure things were done correctly.

Next meeting is September 14, 2026, at 6:00 p.m. at the Farwell Middle School Library.

Motion by Ralph Greenfield, second by Al Pool to adjourn the meeting at 7:26 p.m.
Motion carried.