

Oakshore Park Property Owners Association, Inc.
Annual Meeting
March 3, 2006

Opening:

The 2006 annual meeting of the Oakshore Park Property Owners Association was called to order at 7:00 PM on March 3, 2006 at the Hugo Fire Hall by Nick Steckhan, President.

Present:

A quorum of 34 households was represented in person and by proxy.
New members Mark and Jean Marty were introduced (12550 Europa).
Board members present included Nick Steckhan, President; Mike Faust, Vice President; Ron Trudeau, and Dave Black, Secretary.
Thanks to all involved with setting up the meeting and to Jim Compton for use of the hall.

A. Minutes of previous meetings

Minutes of the previous Annual meeting were approved without exception.

B. Treasurer's report

Approved as printed (see attached).

C. President's report on negotiations with the City of Hugo for sale of the park:
See handout enclosed. Since the last annual meeting and as discussed in the special meeting in October, we as individuals cannot benefit from the sale of the park. So we cannot directly apply any proceeds from the park to any utility work. The City does have considerable leeway in how homeowners are assessed for utility projects and has expressed interest in continuing to negotiate on that basis.

General discussion ensued. Points: could we donate to someone other than the City? (yes but we could not use any proceeds anyway); collectively we know a lot more now than we even have before; this administration is ethical, professional, and willing to work with us; this location fits the master park plan for the City. Bottom line: options consist of donation of the park to the City, sale of the park to the City (understanding this leaves us with tax implications and inability to use the \$), do nothing (understanding that our legal situation is never going to change and costs will only go up).

**Motion: That the board continue to negotiate with the City regarding all options.
Motion was seconded and carried.**

Further discussion: see later notes on comments regarding sewer/water petitions. By law changes should be considered (example – date of meeting, what constitutes a quorum, limit on special

assessments, maybe others) – process is a meeting with 90 days notice and approval by 75% of the membership

D. Marina report - new docks:

New docks were installed last year. THANKS to the guys who picked them up, etc (same guys as always!)

General discussion ensued: points: need to make sure theft would be covered by insurance. Will do weed control again this year.

E. Old business. None

F. New business. None

G. 2006 budget:

Approved as printed (see attached). Dues are \$100.

H. Election of new officers:

Dave Black, Nick Steckhan have volunteered to stay on another year. Mike Faust and Ron Trudeau joined last year. No one stepping forward, Steve Koeppen agreed to stay on as treasurer.

As the City Council is to discuss the park at their meeting on March 6, minutes will not be forthcoming until after that meeting and first ensuing meeting.

The meeting was adjourned at about 8:30.

Special assessment meeting:

A special assessment meeting was convened to determine funding for the docks. Needing to continue to provide for legal assistance for the park negotiations, \$200 was proposed.

Motion was made and carried for an assessment of \$200 per household.

Total of special assessment is \$200. (Total payment due is \$300 dues plus assessment).

Meeting was adjourned.

Respectfully submitted,

David M Black

Secretary

April 12, 2006

Sewer and water petitions – see attachment – bottom line is City has order a feasibility study for the entire development and understands that it may require segments to be done rather than the whole place. Costs have crept up since last year – at this time engineering study estimates are \$24K on Ethan and \$27.5K elsewhere for sewer, water, and roads PLUS fees and hookups. Show of hands indicated we should continue to negotiate and see what we come up with for final costs.

We all left.

NOTES – once the park deal is done, most of us on the board are done too so we will need others to step forward.

City Council met on March 6 and directed the previous sub-committee to continue to negotiate with us regarding the park and utilities. Due to scheduling issues we finally met on April 7. This subcommittee includes the mayor, a “neutral” councilperson, and staff. We were represented by John Good, Dave, Mike, Nick, and Ron. City reiterated their strong support of coming up with the best cost that they can legally support. They are to meet with the Park committee then look at funding then call us back in to another meeting. We mutually developed a list of the values that the City should consider in arriving at a cost.

As with any petition process, there will be public hearings where all of us will have our say. As an association we will also have membership meetings when appropriate.