

MINUTES OF THE ANNUAL MEETING OF
THE OMENA WOODS ASSOCIATION, INC.
JULY 13, 2008

The Annual Meeting of the Omena Woods Association, Inc. (“OWA”) was held at the Omena Traverse Yacht Club on July 13, 2008, pursuant to notice delivered to members as required in the bylaws. Sam Knoll, President of OWA, called the meeting to order at 4:05 pm. Vice President Marsha Buehler, following a count of proxies, reported that a quorum was present to allow for conduct of the regular business of the meeting.

President Knoll delivered his annual President’s Report which is filed with these minutes.

Highlights of the report included:

- current financial status is quite strong and our mortgage has been paid off
- we can look forward to reduced taxes
- we are updating our Prospectus, and will be proposing some modifications in how to sell shares
- our trails have been cleared, and the Leelanau Conservancy gave us a clean bill of health regarding meeting our conservation easement obligations
- thanks to the Board members for their time and effort, and special thanks to our retiring Board member, Charlotte Read

See President’s Report, Attachment 1.

Secretary’s Report

Secretary Charlotte Read reminded the membership that the minutes of the 2007 Annual Meeting were sent out with the notice of this meeting. The Minutes of the Annual Meeting of July 8, 2007 were accepted as written.

Treasurer’s Report

The Audit and Finance Committee report was given by Jay Grosmark. The Committee members, Jay Grosmark, Dan Schleef, John Ray and Ed Oberndorf met with Treasurer Bruce Balas on July 9 and determined the 2008 Treasurer’s Report to be accurate.

Treasurer Balas discussed the Treasurer’s report which reflects the paying off of the mortgage. Bruce explained that our current financial status would allow us to reduce our annual assessment from \$100 to 0. Members would only pay \$100 dues. Drew Ehrhardt moved that we reduce the annual assessment to 0. Delcie White seconded the motion and it was passed unanimously. The Treasurer’s Report was accepted as submitted. *See Treasurer Report, Attachment 2.*

Committee Reports

Conservation

Bob Krist presented the report indicating that in the fall of 2007 there was maintenance done on the original trail. Additionally, a work team used a brush hog mower to make a trail in the new section of OWA. When the Leelanau Conservancy was performing its annual monitoring of OWA property, they helped us identify the Eastern boundary of the new section between Omena Point Rd on the North, and Omena Heights Road on the

South. Work was done on clearing this section of trail. Thanks to the trails helpers who assisted Bob this year: Dusty McDonald, Walt Gaudette, Bruce Balas, and Bob DeVries. We'll be looking for more trails helpers in the future. Bob Krist is willing to schedule one or more tours of the Woods this summer.

Marsha Buehler announced that for \$200, Habitat for Birds could provide OWA with a plan to take action on some of the recommendations for Unit 1 and/or Unit 2 in the OWA Forestry Management Plan. The membership was in agreement to pursue getting a plan from Habitat for Birds.

Legislative

Marsha Buehler reported that the Planning Commission will be reviewing a change in the environmental ordinance, to allow herbicides within 20' of the water if a DEQ permit is obtained. This change is to help control invasive species such as phragmites. There was a discussion about phragmites which was a new issue for some OWA members. It was suggested that our website have some information, including pictures, on this invasive species.

Marsha also reported that zoning ordinance standards have changed; Planned Unit Developments (PUD's) are no longer allowed in land that is zoned agricultural. This means that a rezoning would be required of any agricultural land intended for a large development.

There is also a change allowing the Leelanau Township Planning Commission to have one seat occupied by a non-resident taxpayer. *See Legislative Report, Attachment 3.*

Marsha also gave a report written by Mary Tonneberger, who was not present. The focus of Mary's report was the list of 2008 Goals and Objectives of the Leelanau County board of Commissioners. Mary emphasized Goal #9, the establishment of a Forum for Water Quality.

The forum includes a number of organizations interested in promoting Water Quality for the County. There have been 2 meetings of this group, and it is anticipated that the discussions will help the Board of Commissioners decide what actions need to be taken on water quality. *See 2008 Goals and Objectives, Attachment 4.*

Website

Jay Grosmark reminded the members that the purpose of the website is to provide information to OWA members, including maps of the property. He hopes to have some new maps of OWA with the new trails. The Bylaws, Forest Management Plan and other documents are already posted on the website. Members are encouraged to keep up to date by looking at the website.

Marketing/Membership

Judy Pohlod and Charlotte Read told the membership of the Board's thoughts on ways to make membership in the Woods more attractive to new members. A handout was distributed outlining two new types of memberships that the Board is considering.

- Regular Share Membership, with the minimum purchase requirement reduced to _ share which would cost \$2,500.
- Friends of the Woods, \$1,000 for a non-voting membership in the Woods. This may be able to be tax deductible, as a donation to the Omena Fund of the Leelanau Conservancy.

Both of these memberships would require Bylaws changes. The membership expressed approval for the Board to further explore these options, including proposing the required Bylaws changes. *See OWA Marketing Concept, Attachment 5*

Nominating Committee Report

Barb Harris presented the report in the absence of Cathy Stephenson. The Committee members, Chair Cathy Stephenson, Barb Harris and Stu Mulligan proposed the following slate of Board members to be elected: Sam Knoll, for a second 3 year term; Jay Grosmark, for a second 3 year term, and Bob DeVries as a new board member.

New Business

Election of Board Members

There were no nominations from the floor and the proposed slate was accepted by acclamation.

Thanks for OWA Beginnings

John Ray reminded the membership of the beginnings of OWA more than 30 years ago. We are grateful for the foresight of the charter members of OWA: Dan and Liz Schleef, Mary Helen and John Ray, Austin and Marion Jones, Mary Louise Vail, and Trudy and Bob Lewis. Without their dedication, Omena would be a very different place today. The membership appreciated this remembrance.

Adjournment

There being no further business, on a motion duly made and seconded, the meeting was adjourned at approximately 5:00 pm.

Respectfully submitted,

Charlotte Read
Secretary

Attachments:

- (1) President's Report
- (2) Treasurer's Report
- (3) Legislative Report
- (4) 2008 Goals and Objectives
- (5) OWA Marketing Concept