**Minutes of the 2015 Annual Meeting**

**Of The Shareholders of**

**The Wawasee Condominium Homeowners Association**

**Held on June 13, 2015**

**The Annual Meeting of the Shareholders of the Wawasee Spinks Condominium Homeowners Association was held in the Commons Area on June 13, 2015 at 9:05 a.m. The meeting was called pursuant to written and e-mail noticed to all members by the President and the Secretary of the Association. \*1. A copy of the notice of the meeting is attached to these minutes and incorporated by reference. All Directors were present, except for Bill McCabe and in person and waived any defects of notice of their presence. Jim Beck was also unable to attend this meeting, but his report was given to Vice President Lee Theis to report on the repairs and upcoming projects.**

**The President of the Association, William McCabe, was unable to attend meeting, therefore Vice-President Lee Theis will serve as Chairman of the meeting and introduced new members and guest. Chairmen Theis called the meeting to order and introduced the Board Members and welcomed everyone back and wished them all a great Summer.**

**Chairman Theis then requested that a sign-in sheet be distributed to all members of the Homeowners Association who were present so they can sign the sheet individually, together with the unit or unit numbers they are representing. \*2. The names and unit numbers of the person attending the meeting in person or by proxy are attached to these minutes and incorporated by reference. Chairman Theis then declared there were 20 Homeowners present and those Homeowners represented 24 Units with 1 proxy vote received, for a total of 25 Units represented; this is a majority and quorum was established of all the units entitled to vote at this meeting and with that the meeting could proceed with its business. Chairman Theis also requested that the Agenda be approved for this meeting. \*3. A copy of the Agenda is attached to these minutes and incorporated by reference. Upon motion by V. Richard Miller and seconded by Don Ratliff the Agenda was unanimously approved.**

**RECORD OF PROCEEDING AND MINUTES:**

**Chairman Theis designated that V. Richard Miller, Secretary of the Board and Homeowners Association; will serve as official Secretary of the meeting he will have the meeting minutes taken, will have the minutes prepare and will keep a record of the meeting minutes along with all of the copies that are attached. V. Richard Miller again stated that the original copies of the minutes are kept in the “WSCA Minute Book” and are available upon request, they are also posted on the Web Site (**[**www.wawaseespink.com**](http://www.wawaseespink.com)**). V. Richard Miller will sign all proceedings and the minutes of this meeting.**

**APPROVAL OF MINUTES:**

**Chairman Lee Theis called upon V. Richard Miller, Secretary, to present the report concerning the minutes and proceedings of the year 2014 Fall Semi-Annual Meeting of the Homeowners Association. Mr. Miller reported that copies of the minutes had previously been e-mailed to all the Board of Directors and were posted to the Web Site for all Homeowners to read. Upon motion by Lee Theis and seconded by Don Ratliff the 2014 Semi-Annual Meeting Minutes were unanimously approved.**

**TREASURER’S REPORT:**

**The Chairman requested that V. Richard Miller, Treasurer of the Association present the Financial Reports. V. Richard Miller stated that the Wawasee Spink 2015 Treasurer’s Report, the Balance Sheet and Profit and Loss Statements for May 31, 2015 has been submitted to all Board Members. Mr. Miller then discussed various line items of the financial statement. \*4. Copies of the Financial Statements will be incorporated into these minutes and made a part of the same by reference. It was noted that copies of the Financial Statements are always on file and can be obtained with a call to V. Richard Miller. During the discussion of the reports, Mr. Miller commented that the Budget Committee would present its report with the budget for adoption by the Board of Directors for the year 2015-2016. Mr. Miller also reported on the balances that were in the General Fund, the Reserve Account and the Restoration Account as of this date (June 13, 2015) and any delinquency, there being none, so at this time the financial reports and upon motion by V. Richard Miller and second by Don Ratliff, were unanimously approved by the members with the following resolutions.**

**RESOLVED: The financial statements and reports presented at this meeting by the Treasurer of the Association are approved, confirmed and ratified.**

**RESOLVED FURTHER: That a minimum of 10% of the monthly unit assessment shall continue to be allocated to the ‘Capital Reserve’ replacement fund in accordance with the applicable provisions of the Indiana Horizontal (Condominium) Act.**

**RATIFICATION RESOLUTIONS:**

**The Chairman then asked for a motion concerning ratification of certain acts, decisions, expenditures and activities of the Officers of the Association since the last Annual meeting held in the year 2014. Upon motion made by Don Ratliff and seconded by Jim Cox, the following resolution was unanimously approved by all members voting in person or by proxy…**

**RESOLVED: All purchases, contracts, contributions, compensations, acts, decisions, proceedings, elections, expenditures paid or approved, capital improvements made, repairs made and appointments by the Directors and Officers of the Association since August , 2014 and all budget matters approved by the Board for the Annual fiscal year ending December 31, 2014. For the proposed budget matters recommended by the Board and Budget Committee for the year 2015-2016, be, and the same are, hereby accepted, approved and ratified by the members of the Wawasee Spink Condominiums Homeowners Association.**

**MATTERS OF OLD BUSINESS FOR DISCUSSION AT THE MEETING:**

**Exterior of Building:**

**A complete recap of the remodeling project by the Trisco Construction Company was given by Don Ratliff. The Board again just wanted to remind all Homeowners that during the renovation all lakeside openings (sliding glass doors) on the 2nd and 3rd floor were completely redone and remember that no one should walk on the area outside the sliding doors to wash them, this could jeopardize the integrity of the job and cause 1st floor and 2nd floor leaks. Jim Beck is working on lining up someone to wash the lakeside sliders on the 2nd and 3rd floor with a lift, so again please do not walk out there and attempt to clean your glass sliders. So far there is only one crew that is willing to take on this job, so Jim may have to go to a different town/city to find another crew to bid on this job. This is also a reminder that any new exterior changes MUST be approved by the Board.**

**Five Year Reserves Assessment:**

**Chairman Lee Theis stated that last fall there was a special assessment that was approved for a five (5) year plan to build up the Reserve account for any future projects that would need to be done. Each year each Homeowner will pay an assessment of $2,000.00. Chairman Theis reminded everyone to send the $2,000.00 to Glenda by July 1, 2015. This should be sent to the PO Box 823, Warsaw, Indiana 46580.**

**Door and Gate Codes:**

**Chairman Lee Theis reminded everyone with all the major remodeling, lots of the sub-contractors have access to our grounds and building, so last Fall it was decided to change the gate codes. We all decided to create a gate code for you to give out to any of your sub-contractors. The sub-contractors should only use the wider back SE gate and not the Main Gate, the code remains the same, remember to tell them NOT to use the Main Gate. Also a reminder that the two gates will change to the approve code for all Homeowners, your remotes or car openers will not be affected by this change and the building doors will change to the approved code, this will be easy to remember and easy to enter. All the new access codes are currently active. Your door opener will still work at the drive gates. Start using the new codes, the old codes will phase out in a week or two.**

**Website:**

**Jim Beck is continually updating the Website. Next week he will post the new layout of the pier slips, this will include the Patrol Boat slip. If you have any question or need anything posted on the Website please give Jim a call.**

**Diseased Tree Removal:**

**Last summer Jim had H&H Removal Company quote $14,000 to remove 42 trees, but instead and with the help of Jim Donahoe and his people we were able to removed 30 trees at the cost of only $3,600. We have 12 more trees to go this winter. There are 3 small trees with a full head of leaves and Jim is trying to treat and keep the Ash Boar from harming these trees, hopefully this will work.**

**Restoration-Reserve Account:**

**There was a discussion on moving the remainder of the monies from the Restoration-Reserve Account to the main Reserve Account. Upon motion made by Don Ratliff and seconded by Lisa Hill, the following resolution was unanimously approved by all members voting in person or by proxy…**

**RESOLVED: Move the remainder Monies from the Restoration Account to the Regular Reserve Account.**

**MATTERS OF NEW BUSINESS FOR DISCUSSION AT THE MEETING:**

**Chairs and Umbrellas:**

**Jim is currently shopping for new chairs and umbrellas. It was decided and makes sense to match the current loungers and tables. So Jim is looking at a sand colored polywood chair with a cling seating area for more comfort.**

**Sea Wall and Concrete Deck Walkway:**

**It was decided to seek bids for the seawall and sidewalk. It doesn’t make sense to repair the sidewalk without looking at the seawall. Most of the problems with the sidewalk are because of the holes in the seawall that wash the dirt and fill out from under the sidewalk. So Jim has bids coming from three (3) different contractors and is asking the bids to be separate between the sidewalk and the seawall. Should know more by next meeting.**

**COMMITTEE REPORTS:**

***Social Committee Report:* Lisa Hill handed out a schedule of the activities that were going to take place this Summer. \*5. A copy of the information on the activities is attached to these minutes and incorporated by reference. Lisa reported that on Friday, July 3rd there will be an Ice Cream Social from 7:30 to 9:00 p.m. in the Commons Area. The Flotilla Parade this year will be on Saturday, July 4th at 1:00 p.m. please show your support for the Flotilla by coming out on the front pier. The Wawasee Fireworks will be on Saturday, July 4th at 10:15 p.m., remember that NO fireworks of any kind are permitted on the Wawasee Property. Lisa stated that the Spinks Progressive Dinner will be held on July 25th there are still some openings that need filled and Lisa wanted anyone that is interested in helping with the Dinner to please call her. Don’t forget about the Beach Bash on July 17th and the Wawasee Flotilla Fundraiser Cruse on August 8th. Lisa also wanted to remind everyone that on Friday’s at 5:00 p.m. on Sunset Hill there will be a social gathering please bring appetizers to share and it is a BYOB.**

***Grounds/Beautification:* There was some concern about the area to the right when you exit the hallway at the Southeast, by Sunset Hill, Jim has torn out some old shrubs and soon will be straightening the stacked stones and adding a few perennials and new stone There is also some concern with the court yards and they will try to get to one or two of those this Winter.**

***Piers:* Don Ratliff reported on the Piers, stating that the Piers are all in and at this time nothing is needed done to the Piers this year.**

***Insurance:* Steve Brody is again looking into the insurance to make sure when renewal comes up that we are ready with the proper information.**

***Rules:* Lee Theis stated that this year the rules will all stay the same but wanted to again remind everyone that all pets must be on a lease, all urination and feces deposits should be only on the grass beyond the parking lot and pet owners MUST pick up droppings’.**

***BUDGET:* Chairman, Theis, then asked Don Ratliff to present the budget report. Don had a presentation on his lap-top and projected it on the big screen so all members could see the information at the same time. A written copy of the Budget was given to the Board Members. \*6. Copies of the Budget Report will be incorporated into these minutes and made a part of the same by reference. Don’s report include the actual year end totals for 2012 through 2014 and the proposed budgeted numbers for 2015. Don show that the General Fund account is in really good shape. Upon conclusion of all discussions on budget matters, the proposed 2015-2016 Budget and upon motion by V. Richard Miller and seconded by Lisa Hill the following resolutions were unanimously approved:**

**RESOLVED: That the members of the Wawasee Spink Homeowner Association approve, accept and ratified, the budget for the 2015-2016 season but it is subject to further modifications or adjustments by the Board of Directors of the Association in accordance with the Bylaws of the association.**

**UPDATE OF UNITS FOR SALE/PENDING:**

**Chairman Theis reported that there are two condos listed for sale: Hatlem-Unit 203 for $535,000.00 and Walsh-Unit 306 for $469,000**

**PROPERTY MANAGER REPORT:**

**Jim Beck was unable to attend this meeting but did give his report to Chairman Theis; the report is the recommendations for certain improvements, maintenance items and repairs for the Boards consideration for the year 2015-2016, are as follows:**

1. **The report states that we have had many rain storms and high winds and there has been no leaks.**
2. **There has been a deal made with ACE Pest Control to spray eaves above the third floor sliders for spiders and wasps. This will be done three time a year. Homeowners will have advance notice when ACE will spray the eaves.**
3. **Please remember that no one should stand on the sills at the base of your sliding door. This could cause damage to the flashing system. For future reference; anyone wishing to change windows or sliding doors, they will have to go through certain steps to retain the water tight seal of the building. This means some of the EFIS will have to be removed back to the nearest expansion joint so the proper flashing can be installed to keep the building water tight. If any Homeowner would like to do this in the future please contact Jim for the proper documentation.**
4. **There has been a new privacy fence installed to hide the gas meters on the south end of the building this replaced the old wood one.**
5. **There was plans to put a rubber roof on the pump house last year, unfortunately this did not get completed so we will put it back on the agenda for this Summer.**
6. **The paint on the stringers on many of the piers are starting to flake, we budgeted a little money to have these repainted and then we’ll number them according to the pier map that is posted on the Web. This will make it easier to explain to boat companies which pier stop your boat goes to.**
7. **Plans are in order to continue with elevator maintenance this Fall this includes the cleaning of the three elevators on the old end of the building.**
8. **This Fall we are planning on sealing the asphalt drives and big parking lot everything that wasn’t done the last time. We will keep this on a three year schedule.**

**ELECTION OF BOARD OF DIRECTORS:**

**The Vice President and Chairman of the Board Lee Theis indicated the next order of business is the election of Officers. The membership shall elect five (5) homeowners who will serve as directors of the Association for the forthcoming year, or until their successors can be duly qualified. It was noted that the Bylaws of the Homeowners Association states, to qualify as a director, one must be title holder of a Unit and only (1) owner, per Unit can serve on the Board at any one time.**

**Chairman, Theis then called upon the Secretary for a report of the number of Units represented in person or by proxy and entitled to vote and also a report on the nominations submitted to the Secretary. Secretary, V. Richard Miller, stated that the members present in person or by proxy and entitled to vote for the Directors are: Twenty (20) Homeowners represented in person and one (1) by proxy. \*7. The proxy form will be incorporated into these minutes and made a part of the same by reference. The twenty (20) Homeowners are present at this meeting, voting in person and/or by the one (1) proxy, quorum and substantial majorities for the directors to be elected.**

**\*Nominations: The Chairman then requested the Nomination report. Secretary, V. Richard Miller, presented the Nomination Report in writing and signed by him under the date of June 13, 2015. \*8. This form will be incorporated into these minutes and made a part of the same by reference. It was noted that the nominations are made in accordance with the provisions of the bylaws of the Association at Section 2.05 (f) (4). The nominations presented in the report as signed by the Secretary, V. Richard Miller, are as follows: William (Bill) McCabe, V. Richard (Dick) Miller, Leon (Lee) Theis, Don Ratliff and Lisa Hill. V. Richard Miller noted that he had received no further nominations for directors other than those indicated and he certified this on June 12, 2015 at 12:00 midnight.**

**Chairman, Theis then called for any other nominations and/or any other proxy from the floor, there being none the Chairman moved to close the nominations, and upon a motion made by Lisa Hill and seconded by Don Ratliff the Chairman then put forth a motion for election of the Directors as nominated in the nominations report from Secretary, V. Richard Miller. The motion was accepted to close the nominations and vote for the nominated individuals.**

**\*When the voting was completed the following were elected for the 2014-2015 Board of Directors: William (Bill) McCabe, V. Richard (Dick) Miller, Leon (Lee) Theis, Don Ratliff and Lisa Hill, these individuals will serve as Board Members of the Wawasee Spink Condominium Homeowners Associations to serve until the Annual Meeting in the year 2016, or until their successors can be elected and duly qualified. V. Richard Miller moved that the nominees were elected and would service a one year term, this was seconded by Lee Theis: the vote was unanimously approved by all members present voting in person.**

**Chairman, Theis then state that the Board of Directors will meet immediately following the closing of this meeting.**

**GENERAL BUSINESS MATERS:**

**General business matters were discussed:**

1. **These Minutes are available on the Web Site: just click on Minutes in the headings across on the top of the page. The Web Site can be found at www.wawaseespinks.com.**
2. **Bylaws: It was noted that if anyone would like to review the Bylaws, copies are available by calling Glenda Pachniak at 574-267-3038 or by visiting the Website.**
3. **Unit Owners Responsibility Per Bylaws: included by not limited to all partitions and interior walls, ceilings and floors, garbage disposals, dishwashers, stove, ranges, refrigerators, telephones, air conditioning and heating equipment-weather located wholly or partially inside or outside condominium unit, doors, screens and window-including exterior and interior of all glass and screen surfaces, lamps and interior and exterior grouting and /or caulking and all other accessories appurtenant to the Condominium unit or belonging to the owner thereof. (this is taken form Article 5.07)**
4. **Telephone Numbers: Please send any changes in your phone number, address or e-mail to Glenda at** [**gpach1@yahoo.com**](mailto:gpach1@yahoo.com)**. Updates are sent to all Homeowners periodically during the year.**
5. **All Extra Boat Slips for $300.00 and all PWC Spaces for $100.00 per season are to be sent to Glenda at WSCA, P.O. Box 823, Warsaw, IN 46581.**
6. **In case of an emergency with or in the elevators please remember to first call Jim Beck, his cell phone number is: 574-457-6403. (Kone-260-484-9585)**
7. **This is a reminder; please keep your vehicle locked at all times and keep an eye out for intruders. The vigilant eye for intruders is easier said than done, especially this time of the year with so many visitors but we need to make sure we aren’t an easy target with unlocked cars.**
8. **Please remember to send your dues and any other information to WSCA, P.O. Box 823, Warsaw, IN 46581.**

**SETTING OF FUTURE MEETING:**

**By unanimous consent of all members present; for the setting of the fall meeting for the Semi-Annual Homeowners Meeting of the Members and the Semi-Annual Homeowners Meeting of the Board of Directors.**

**The Fall Meeting will be held Saturday, Saturday, August 29, 2015 starting at 9:00 a.m. in the Commons Area. Information and notices will be sent for this meeting. A motion made by Lisa Hill, seconded by V. Richard Miller and unanimously approved by the Board and Homeowners to accept this date for the Semi-Annual meeting.**

**ADJOURNMENT OF MEETING:**

**There being no further business to come before the Board this meeting was unanimously adjourned, sine die, at 10:25 a.m.**

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V. Richard Miller, Secretary of the Board of Directors**

**Wawasee Spink Condominiums Homeowners Association**

**Minutes of the 2015 Annual Meeting Of The**

**Board of Directors of the Wawasee Condominium Homeowners Association**

**Held on June 13, 2014**

**The Annual Meeting of the Board of Directors of the Wawasee Spinks Condominium Homeowners Association was held in the Commons Area on June 13, 2015 at 10:25 a.m. The meeting was called in accordance with the Bylaws and further pursuant to notice given to each Board Member prior to the meeting. All Directors were present, except for Bill McCabe and in person and waived any defects of notice of their presence.**

**The President of the Association, William McCabe, was unable to attend meeting, therefore Vice-President Lee Theis will serve as Chairman of the meeting and the Directors that were present in person and waive any defects of notice by their presence were V. Richard (Dick) Miller, Don Ratliff and Lisa Hill.**

**It was noted for the record that any of the Condominium Homeowners could stay, but could only observe the meeting as interested members. The Vice-President of the Board, Lee Theis, will serve as Chairman of the meeting and V. Richard Miller will serve as Secretary. It was noted for the record that Secretary/Treasurer V. Richard Miller will have the meeting minutes taken and will have the minutes prepared and a copy of the meeting minutes along with all the attachments will be kept in the record book. Chairman Theis also requested that the Agenda be approved for this meeting. \*1. A copy of Agenda is attached to these minutes and incorporated by reference. Upon motion by V. Richard Miller and seconded by Lisa Hill the Agenda was unanimously approved.**

***RECORD OF PROCEEDING AND MINUTES:***

**Chairman Theis asked Secretary V. Richard Miller to report on the minutes of the meeting of the Board of Directors from the last meeting. Secretary, V. Richard Miller noted that these minutes had been previously distributed to the Board Members. The Chairman asked if there were any corrections, additions, or deletions in regard to these minutes. There being none and upon motion made by Lisa Hill and seconded by Don Ratliff, the Board unanimously accepted and declared the minutes for the meeting approved, ratified and confirmed.**

***TREASURER’S REPORT:***

**Chairman, Theis requested Treasurer, V. Richard Miller present the financial reports. V. Richard Miller stated that the financial reports were presented, approved, confirmed and ratified at the Annual Meeting of the Homeowners. The Board Members agreed with V Richard Miller and confirmed that the financial reports were approved.**

***ELECTION OF OFFICERS:***

**Chairman, Theis stated that the next order of business is to elect the officers for the forthcoming year or until their successors could be duly qualified. Secretary/Treasurer, V. Richard Miller nominated the following persons to serve as officers for the forthcoming year or until their successors could be duly qualified and elected: For President William (Bill) McCabe, Vice President Leon (Lee) Theis, and Secretary/Treasurer V. Richard (Dick) Miller. Chairman, McCabe called for other nominations and there being none requested a vote to elect the persons so nominated. Board members voted unanimously in favor of the person nominated to serve in their respected offices and the Chairman then declared that the officers so elected would serve for the forthcoming year or until their successors could be duly elected and qualified. Chairman, Theis declared that the officers for the forthcoming year, as duly elected are: President: William (Bill) McCabe, Vice President: Leon (Lee) Theis and Secretary/Treasurer: V. Richard (Dick) Miller. Chairman, Theis then declared that Don Ratliff and Lisa Hill will serve as Board Members and the new officers would commence their duties immediately.**

***RATIFICATION OF ANNUAL MEMBERSHIP MEETING MATTERS*:**

**Chairman, Theis noted that the Board members were present at the Annual Meeting of the Homeowners Associations. Therefore it would not be necessary to repeat or duplicate matters discussed at the meeting other than formal approval by the Board for the Budget, Capital Expenditures and Capital Replacement Reserves. After discussion and upon motion by V. Richard Miller and seconded by Lisa Hill the following resolutions were unanimously approved.**

**RESOLVED: That the Board of Directors ratify the actions, resolutions, approvals, elections and all other matters that occurred at the Annual Homeowners Meeting which was held just prior to this Annual Meeting of the Board of Directors.**

**BE IT FURTHER RESOLVED: That the Board will continue to follow through with recommendations and suggestions discussed at the Annual Homeowners Meeting.**

***BUDGET APPROVAL:***

**Don Ratliff, who heads the Budget Committee, proposed budget for the 2015-2016 year be approved. After the all discussions were completed and upon a motion by V. Richard Miller and seconded by Lisa Hill the following resolutions were unanimously approved by the Board Members:**

**RESOLVED: That the proposed 2015-2016 budget as submitted and discussed at the Annual Homeowners Meeting is approved, ratified and confirmed and the proposed budget will be incorporated into the minutes, by reference, of the Annual Homeowners Minutes.**

**BE IT FURTHER RESOLVED: That the budget report as submitted by the Budget Committee for the proposed income and expenditure items for the year 2015-2016 are approved, ratified and confirmed, subject to amendment or adjustment as may be required at a later meeting of the Board of Directors.**

**BE IT FURTHER RESOLVED: That 10% of the association membership dues shall be set aside and reserved for the capital expenditures in accordance with the appropriated provisions of the Indiana Horizontal Property Act (Condominium Law).**

***RATIFICATION RESOLUTIONS*:**

**Chairman, Theis then asked for a motion concerning ratification of certain acts, decisions, expenditures and activities of the officers of the Associations since the last annual meeting held on September 6, 2014. Upon motion by Lisa Hill and seconded by V. Richard Miller, all members voting in person unanimously approved the following resolution.**

**RESOLVED: That all purchased, contracts, contributions, compensations, acts, decision, proceedings, elections, expenditures paid or approved, capital improvements made, repairs made and appointments by the Directors and Officers of the Associations from June, 2014 through June, 2015. All budget matters were approved by the Board for the annual fiscal year. For the proposed budget matter**

**recommended by the Board and Budget committee for the year 2015-2016, be the same are, hereby accepted, ratifies and approved by the members of the Wawasee Spink Condominiums Board of Directors.**

***MAINTENANCE OR REPAIR APPROVALS*:**

**Report from Jim Beck was unable to attend meeting this report was given to Chairman Theis; recommended certain improvements, maintenance items and repairs to the Board for the year 2014-2015, are as follows:**

**A discussion follow on the following items from Jim’s report: Rubber Roof for Pump House, Elevator Maintenance and Seal Asphalt on Big Parking Lot.**

**After the discussion on the above items and upon motion by Don Ratliff and seconded by Lisa Hill, all members voting in person unanimously approved the following resolution.**

**Resolved: The Board of Directors again approved Jim to make a detail list of the Roof repairs for the Pump House and get it to the Board.**

**Resolved: The Board of Directors has approved the monies for the Elevator Maintenance and Cleaning.**

**Resolved: The Board of Directors has approved the Seal the asphalt of the big parking lot and the drives.**

***COMMITTEE APOINTMENTS*:**

**Chairman, Theis suggested that the following committee appointments be made. Upon a motion by Don Ratliff and seconded by V. Richard Miller all members voting in person unanimously approved the committee appointments:**

1. **Budget: Chairman: Don Ratliff, Dick Miller, Steve Brody, Lee Theis and Bill McCabe**
2. **Insurance: Chairman: Steve Brody, Lee Theis and Jim Cox**
3. **Social: Chairman: Lisa Hill, Wilma Cox, Donna McCabe, Theresa Farber and June Miller**
4. **Building/Pier: Chairman: Don Ratliff, Steve Brody, Jim Beck, Kim Stickley and Lee Theis**
5. **Grounds: Chairman: Jim Beck, Donna McCabe, June Miller and Sue Theis**
6. **Rules: Chairman: Lee Theis, Dick Miller and Don Ratliff**

**SETTING OF FALL DIRECTORS SEMI-ANNUAL MEETING AND OTHER DIRECTORS MEETING:**

**The Board Members agreed that they will meet from time to time on an informal basis or by phone conference as needed. The Board then unanimously set the 2015 Semi-Annual Meeting of the Board of Directors to be held on August 29, 2015, following the Homeowners Meeting, in the commons area. It was noted that members of the Association are entitled to attend the Board meeting as interested members.**

**CONCLUDING BUSINESS MATTERS:**

**Chairman/Vice President Theis asked if there were any other matters of business to come before the board. There being none the same was unanimously adjourned, sine die, at 10:30 a.m.**

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**V Richard Miller, Secretary/Treasurer of the Board of Directors**

**Wawasee Spinks Condominiums Homeowners Association**