



ANNUAL MEETING AGENDA

JULY 2, 2022 AT 10AM

(Fiscal Year June 1, 2021 thru May 31, 2022)

Co-President: Brent Titus
Secretary: Rebecca Cook
Board Member: Tom Johnson

Co-President: Bill Teichman
Treasurer: Jenni Caverson
Board Member: Michelle Childs

Vice-President: Dwain Kallek
Board Member: Larry Jack
Board Member: Len Uller

- I) CALL TO ORDER – PLEDGE OF ALLEGIANCE
- II) INTRODUCTION AND WELCOME
 - a. Introduction of Officers and Board Members
 - b. Introduction of WVPOA NEW Members (*All new members please stand and introduce yourselves*)
 - c. Proxy Tabulation
 - d. Determination of Quorum
- III) PRESIDENT’S OPENING ADDRESS
- IV) BUSINESS AND COMMITTEE REPORTS
 - a. Secretary’s Report/Membership Approval of 2021 Annual Meeting Minutes – Rebecca Cook
 - b. Treasurer’s Report/Membership Approval – Jenni Caverson
 - c. Road Maintenance Report & Snow Report – Larry Jack
 - d. Oil & Gas Remediation Report – Kevin Sagasser
 - e. Dumpster Report – Tom Johnson
 - f. Forestry Report – Brent Titus
 - g. Lake Elizabeth Report – Dwain Kallek
 - h. Building Report – Brent Titus
 - i. Social Media Report – Jenni Caverson / Larry Jack
 - j. Special Events Report – Michelle Childs / Rebecca Cook
 - k. Welcoming Committee Report – Michelle Childs
- V) OLD BUSINESS (*addressed above in President’s Opening Address*)
- VI) NEW BUSINESS
 - a. Amendment to Deed Restrictions – Building of garages/barns/sheds without a dwelling.
 - b. Constructing a pavilion at Lake Elizabeth
- VII) EVENTS
 - a. **SPRING ROAD CLEAN UP – May 7, 2022 at 11am, Lake Elizabeth**
 - b. **ANNUAL MEETING – July 2, 2022 at 10am, Lake Elizabeth**
 - c. **SUMMER PICNIC – July 2, 2022 following the annual meeting, Lake Elizabeth**
 - d. **ATV RIDE 12pm/COOKOUT 1:30pm/TRUNK OR TREAT 3pm – September 25, 2022, Lake Elizabeth**
 - e. **SNOWMOBILE RIDE – Winter 2022 TBD at 11am, Lake Elizabeth**
- VIII) GENERAL DISCUSSION
- IX) ELECTION OF BOARD MEMBERS FOR 2022-2023
- X) PRESIDENT’S CLOSING REMARKS
- XI) ADJOURN MEETING



-OFFICIAL NOTICE OF ANNUAL MEETING-

April 30, 2022

Dear WVPOA Member:

On **July 2, 2022** at 10am, we will be holding our 51st ANNUAL MEETING for Wilderness Valley Property Owners Association, at Lake Elizabeth. There will be a tent and some seating, but please feel free to bring your own chair. Refreshments will be provided and FREE WVPOA mugs will be handed out to all attending members. Show up for a chance to win a \$50 gift card and FREE membership for the year, kindly donated by our Board members! On the agenda provided, you will notice our annual Summer Picnic event has changed dates and will now be the same day as the annual meeting. Please plan on staying if you can and bring a dish to pass! The board will provide a main course on the grill and have some yard games to play.

If you know you will be unable to attend, it is very important that you complete, sign, and return the attached **Proxy** on or **before the Annual Meeting**. This is necessary to attain a quorum of members, as required per our By-Laws, so that the meeting can be held legally. *Note: Associate Members cannot vote via proxy, per our By-Laws. See our handbook for more information.*

Your Annual Membership Dues invoice is enclosed, note that you will see an increase in Dumpster dues for 2022 and beyond. After careful consideration, the board decided an increase was necessary to keep our dumpster area in operation. The board analyzed our dumpster fund over a ten-year period and found that in most years, our fund was in the red, or very near to it. Couple that with the unexpected cost of relocating our dumpsters in 2021, our fund is severely lacking for the future. If you would like a closer look into our findings as noted above, please feel free to email the board. Please also note, in order to reduce costs, save time, and save trees, this will be the last mailer for announcements, newsletters and billings. If we do not have your email on file, please send it to our email listed below. For those who do not have access to email, we will make an exception to mailing.

We look forward to seeing you at this year's annual meeting! Now is as good of time as ever to get involved in our beloved community! If you are an Active Member and would like to add your name to this year's ballot to run for a Board position, please let us know prior to July 1st. Not interested in the being on the board, but still want to be involved? Please consider volunteering for one of our committees, sign up sheets will be available at the annual meeting. Please feel free to also email the board if you are interested in helping our community in any way! Together we can continue to make Wilderness Valley an exceptional place to live and vacation!

Sincerely,

WVPOA Board
wvpoa@gmail.com

Scan to visit our NEW Website!



Enclosures: Proxy, Agenda, 2021 Draft Annual Meeting Minutes (to be approved by Membership), Annual Dues Invoice (*Treasurer's Report will be available in June and will be emailed out to Membership with hard copies available at the Annual Meeting*)

PS: Event Flyers will be posted to our Facebook Page, Website and Emailed to Membership – if you need a hard copy mailed, please contact us at wvpoa@gmail.com . The Event Magnets will also be available at the annual meeting. Further, all Agendas & Minutes are posted to our Website as well.



PROXY BALLOT

WVPOA 51st Annual Meeting & Picnic

Saturday, July 2nd, 2022 @10:00 a.m.

Location – Lake Elizabeth

Wilderness Valley Property Owners Association, Inc.

PO Box 871, Gaylord, MI 49734

One property owner per parcel may vote on Association business. Any **Active Member** wishing to vote by proxy must complete this form. This form may be mailed to WVPOA per above address, given to any current Board member prior to the annual meeting, or emailed to wvpoaboard@gmail.com. Proxy forms received after the annual meeting will not be accepted.

Owner's Name: _____

Owner's WVPOA Address/Parcel#: _____

This proxy form is valid only for the meeting held on *07/02/2022*. Active Members (improved tract) have 1 vote. Per Article II of the Revised By-Laws (July 1, 2000), Associate Members (unimproved tract, or renters of improved tract) shall not have the right to vote by proxy at any meeting of membership. Please see page 15 of our handbook on our website for more information.

Check only **ONE** of the following:

- I assign _____ the authority to vote on behalf regarding Association matters (print clearly; if illegible, will be disqualified)
- I assign one of the Board Members the authority to vote on my behalf regarding Association matters. Please choose one name below; if no choice is made, the default will go to the President.

<input type="checkbox"/>	Co-President, Brent Titus
<input type="checkbox"/>	Co-President, Bill Teichman
<input type="checkbox"/>	Vice-President Dwain Kallek
<input type="checkbox"/>	Member, Tom Johnson

<input type="checkbox"/>	Treasurer, Jenni Caverson
<input type="checkbox"/>	Secretary, Rebecca Cook
<input type="checkbox"/>	Member, Larry Jack
<input type="checkbox"/>	Member, Len Uller

Signature: _____ Date: _____