

Saturday, September 16th, 2023

Desoto Ridge Well Share Meeting Notes

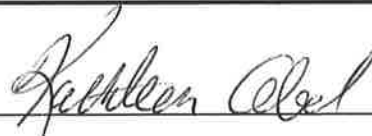
- 1.) As per Riverbank's request, we have registered our Well Share in order to receive our EIN #. All 5 members have been emailed a copy of this document (with the Ein #.)
- 2.) Because of Hector's sale of his property to Mike G., we have also closed our former *personal* repair and utility accounts... and have opened two well-share (repair & utility) *business* accounts. The routing number for Riverbank remains the same; Kathleen is in the process of giving new account numbers to owners of each of our 5 lots. From now on, if lots are sold, owners names may be removed, or added, without affecting (or changing) these account numbers.
- 3.) For Riverbank's records, a copy of these initial meeting notes will be kept on file (at their bank) to demonstrate that we are a viable Well Share. Kathleen will also save hard copy notes in a *Desoto Ridge* binder, which may be passed onto the next guardian of our well share business.
- 4.) Those present at this meeting agree that they were notified in advance (by email) that Kathleen (as property owner of the physical well, pump, and Vernon Electric meter) has offered to manage our billing (to herself & 4 other lot owners) and authorize payments as needed. For example, those who have connected their residences to the water supply (and meter rental) pay (with automatic deposits) our equally divided *utility bill*. Those who own 1/5 of our well pay equally to its *repair & maintenance fund*.

- 5.) Those signed below support Kathleen as responsible primary contact. In case of her death, or incapacitation, any other well share owner may take on this role, with the approval of a majority (3 lots) of well share voters.
- 6.) Our current **repair fund balance is: \$2,972.11**. Kathleen recommends that on January 1st, 2024 each lot owner automatically deposits another annual fee of \$300 to increase our balance in case of an emergency. (How do members feel?) In 2023, 4 lots *each paid* \$300, and Steve & Sandy contributed \$600, so Steve, I'm assuming, is paid until January of 2025. Do we have a majority (3 lots) in favor of this motion?
- 7.) Discussion of *Desoto Bluffs Protective Covenant of 2020*, which under restriction #8.8, prohibits "commercialization" of land/lots. Please bring forward any questions concerning Mike's proposed vacation rental, so that we may all share clarity & transparency. This topic will also be taken-up by the larger Bluffs' Association.
- 8.) Any questions? Additions? Those in agreement on 9/16/2023 with Kathleen as responsible contact:

Print name:

Signature:

Kathleen Abel



Michael Gritzmacher



Eric Kuznagiz



Katie Kuznagiz



2023 Annual Meeting Minutes

From: DESOTO BLUFFS ASSOCIATION (desotobluffs.association@gmail.com)

To: maryannwbaldwin@gmail.com

Cc: desotobluffs.association@gmail.com

Bcc: kathsmiles@yahoo.com

Date: Tuesday, November 7, 2023 at 08:01 AM CST

DESOTO BLUFFS ANNUAL MEETING MINUTES Meeting held 11 AM, Saturday, September 16, 2023

I. Call to order & Association Meeting

Secretary/Treasurer Maryann Baldwin called the meeting to order at 11:06 am on September 16, 2023 at the home of Linda Hunn and Dale Rinkel.

Attendees at the meeting included Kathleen Abel, lot 44, Maryann and Paul Baldwin, lots 34 & 35, Linda Hunn, lots 40 and 51, Eric and Katie Kuznacic, lot 45, Laurie Leese, lot 54, Bill and Deb Hiller, lot 21, Lynne David, lot 24 & 25, Greg Lane, Lot 20, Jim Murray, lot 10, Kevin Boyle, lot 18; Michael Gritzmacher, lot 47, Patrick and Lynette Kirkwold, lot 49, Christian Olsen and Terri Walters, lot 8.

Approval of previous meeting minutes

Minutes from the 2022 meeting were reviewed and there was no discussion. A motion was made to approve the minutes and seconded and the motion passed.

Association Update

A huge thank you again this year to Linda and Dale for allowing us to have our meeting in the garage.

Welcome to our new owners:

- Nima Dsouza will be moving into her home on lot 46 later this year
- The Lubinskis moved into their home on Togetherness Lane earlier this year
- New lot owners include:
 - Makayla Finley, lot 32
 - Terrill Frey, lot 33
 - Mike Gritzmacher, lot 47
 - Christopher and Angela Wolf, lot 17

We had a quiet year in terms of association and board activity, so our report this year is short and sweet.

II. Treasurer's Report

Maryann Baldwin presented the 2022/23 Treasurer's reports as follows:

9/1/2022 BEGINNING BALANCE \$5444.42
 Sept 2022 – August 2023 Deposits 0
 Sept 2022 - August 2023 Expenses _____ 0

8/31/23 Ending balance \$5444.42

Current CD value (8/26/2023) \$ 3483.55
 2023 @ 0.50% - matures 9/29/2022
 Interest earned on CD Q4 2022 \$ 43.13
 Rate increased from .5% to 1.5% in Q4 2022

IRS Form 1120-H filed March 2023

There was no further discussion of the financial report. We will continue to suspend annual dues of \$50. Motion made by Lynne David to approve the financial report; 2nd by Allen Wilimonsky. Motion passed.

III. Old Business

At the 2022 meeting, there was a discussion about potentially obtaining an AED that could be used among association members in the case of an emergency. Further research indicates that the time it would take to access and secure an AED would not be beneficial, and that homeowners are still best off calling 911 for emergencies.

In conducting its research, the AED committee did determine that the De Soto EMT's could benefit from some new equipment and training. Lions Club member Laurie Leese volunteered to look into supporting the De Soto EMT's and will let the association know so that we can make a donation from association funds to support these upgrades.

IV. New Business

Road Conditions - all agree that the cul de sacs on both DeSoto Bluffs Drive and DeSoto Ridge Drive have been heavily damaged by heavy vehicles servicing properties and construction and turning around in the small spaces. Residents also have concerns about the condition of Lawrence Hill Road. Greg Lane volunteered to research some options for creating a petition requesting that the Township prioritize repairs to Lawrence Hill Road and our cul de sacs in 2024, and that we can share with both DBOA residents, as well as residents at Grand Vista and along Lawrence Ridge Road.

Rolling over the CD to at 5.23% APR level; this return is available when rolling over the CD for another 12 months. Treasurer Maryann Baldwin proposed rolling over the CD to this new lever when it's up for renewal on September 29th. Lynne David made a motion; 2nd from Jim W, and the motion passed.

There were also discussions regarding the presence of rattlesnakes on the ridge and a related discussion about maintaining the condition of our lots, including unoccupied lots. Rattlesnakes are less likely to occupy lots when grass is kept short. We also discussed resources related to rattlesnakes on the ridge: wear protective boots when working in tall grasses and brush on your lots; the best location for treatment of a rattlesnake bite is Gundersen Hospital in La Crosse, where they have an ample supply of anti-venom; and there is a herpetologist with the DNR who resides on Mule Hollow Road who is available for information if needed.

Information about upcoming Town of Freeman Recycling events was shared from Lynne David: October 21st and November 18th from 8 am to Noon; the township dump will accept all metal, batteries, appliances, computers and tire rims on these dates.

The annual Crawford County Clean Sweep at the County Highway Department is Friday, October 27th at the Seneca location; in addition to electronics and appliances, they also receive chemicals, paints, prescription medications and other difficult to dispose of items.

V. Election of Chairperson

The association is still in need of a Chairperson. Bill Hiller expressed interest in moving into this position. Laurie Leese made a motion to elect Bill Hiller as Chairperson; 2nd by Greg Lane. All voted in favor. Maryann Baldwin will continue as Secretary/Treasurer.

VI. 2023 Meeting Date

The next Association meeting will be held on Saturday, September 14, 2024 at 11 am. Location TBD.

VII. Adjournment

A motion was made to adjourn by Bill Hiller, 2nd by Linda Hunn; the meeting adjourned at 11:53 am.

Submitted by Secretary/Treasurer Maryann Baldwin
desotobluffs.association@gmail.com



River Bank

Internal Revenue Service

June 13, 2024

Attn. cc;pa;lpd;dru

Room 5336

1111 Constitution Ave NW

Washington DC, 20224

Desoto Ridge Well Share

Kathleen Abel

65748 Desoto Ridge Dr

De Soto, WI 54624

Dear IRS,

We are requesting a change of entity status for Desoto Ridge Well Share from Partnership to **Unincorporated Association that is Not For Profit**. Your representative informed us that we would need to do this by mail.

This is pertaining to:

Desoto Ridge Well Share

EIN# 93-3259554

Kathleen A Abel

608-648-3639 (land line)

65748 Desoto Ridge Dr

De Soto, WI 54624

Please change the status to Unincorporated Association/ Non Profit and send a revised SS-4 form to show this change. Thank you for your assistance in this matter.

Sincerely, *Kathleen A. Abel*



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Jun 30, 2024

Pg 1 of 1

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DESOTO RIDGE WELL SHARE
 UTILITY ACCOUNT
 65748 DESOTO RIDGE DR
 DE SOTO WI 54624

SMART BUSINESS CHECKING
 06/01/2024 Beginning Balance 240.90
 0 Deposits/Other Credits + .00
 1 Checks/Other Debits - 51.74
 06/30/2024 Ending Balance 30 Days in Statement Period 189.16

----- Other Debits -----
 06/20/2024 ACH Payment 51.74
 VERNON ELECTRIC ELEC PAYMT

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$.00	\$.00
Total Returned Item Fees	\$.00	\$.00

----- Daily Ending Balance -----
 06/01 240.90 06/20 189.16



May 31, 2024

Pg 1 of 1

DESOTO RIDGE WELL SHARE 0
 UTILITY ACCOUNT
 65748 DESOTO RIDGE DR
 DE SOTO WI 54624

SMART BUSINESS CHECKING
 05/01/2024 Beginning Balance 291.82
 0 Deposits/Other Credits + .00
 1 Checks/Other Debits - 50.92
 05/31/2024 Ending Balance 31 Days in Statement Period 240.90

----- Other Debits -----
 05/20/2024 ACH Payment 50.92
 VERNON ELECTRIC ELEC PAYMT

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$.00	\$.00
Total Returned Item Fees	\$.00	\$.00

----- Daily Ending Balance -----
 05/01 291.82 05/20 240.90