

Lakewood Meeting Minutes

11/29/18

Called to order at 6:00 pm. Adjourned at 7:00 pm.

Phone Conference

Present:

Eric Koppa, Steve Hensen, Maureen Bain, Kelly Bain, Terry Anderson, Betty Anderson, Kathleen Pugh

Absent:

None

Agenda:

A. Gate

1. Completing installation
2. Entrance/exit signs
3. Cards and/or fobs
4. Security
5. Communication

B. Annual Dues Invoices

C. Attorney for Revision of Bylaws -Maureen

1. Instituting building codes or standards to include permanence of structure, size, building materials, etc.
2. Restricting homeowners from renting out their properties as a business for profit.
3. Special situations like homeowner with 2 lots wanting to build just a garage on the 2nd lot (no home).
4. What enforcement is available to the Board if homeowners don't comply with requests to clean up/repair property? Would we be able to use a property lien for instance?

D. Lakefront Needs

1. Pavilion Roof
2. Fence

Issue or Topic:	Gate
Brought to attention by:	Maureen, Steve
Points of Discussion:	<ol style="list-style-type: none"> 1. Entrance/Exit Signs for entrance Kelly will order a couple of metal signs online. 2. Completing installation Setting controls with motor. Gate installer is checking/coordinating with electrician 3. Entrance/exit signs Metal reflective signs 4. Cards and/or fobs <ol style="list-style-type: none"> a. 100/pack for \$600. Fobs are \$10 each. Discussion to give homeowners a card to start and fobs as an option later. b. Can individually turn cards on and off. Put cards into computer and load from computer into box. If we get wireless, we can do it remotely. Cards must be returned at sale. c. Eric - every homeowner should get card and not be required to opt in/opt out. d. Kelly - send out cards with invoices. Once they pay, their card is activated. 5. Security. Betty said Terry Lipchow is going to buy and donate 2 trail cams for security at lakefront/gate. 6. Training - Mark Ruling will teach Kelly and Maureen how to input codes. Steve will hook us up so we can meet him in Waukesha. 7. Communication. Invoices will be going out in February and we will put notice of gate installation on colorful paper with that. Sign at lakefront, banner on website to let homeowners know, blogs on website.
Action Required:	Kelly will look for signs for entrance

Issue or Topic:	Annual Dues Invoices
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Brought to attention by:	Maureen and Kelly
Points of Discussion:	<ol style="list-style-type: none"> 1. Will go out in February. 2. Notice of gate with cards to be included.
Action Required:	<ol style="list-style-type: none"> 1.

Issue or Topic:	Attorney for Revision of Bylaws
Brought to attention by:	Maureen
Points of Discussion:	<ol style="list-style-type: none"> 1) Maureen contacted attorney group Husch Blackwell in Madison that specializes in poa/hoa law to help revise/update our Bylaws and Covenants & Restrictions. Estimated cost is \$3000-4750. Budgeted \$2000 in FY 2018 and they would agree to bill the remainder in FY 2019. 2) Board needs to take steps to keep the neighborhood from falling into disrepair and to somewhat control building. There is no planning and zoning in Adams County or Stongs Prairie. Neighborhood, subdivision or association has to institute rules through our Covenants and Bylaws. Plans should be approved by Board. Existing structures would be grandfathered. 3) 75% of owners will have to agree to revisions of controlling documents. Revisions will tighten up and modernize rules. Most past Boards didn't know how to deal with it and hired town attorney that wasn't knowledgeable about hoa law. Rules should have been updated 20 years ago. 4) Items that were presented to attorney in initial communication <ol style="list-style-type: none"> a. Instituting building codes or standards to include permanence of structure, size, building materials, etc. b. Restricting homeowners from renting out their properties as a business for profit. c. Special situations like homeowner with 2 lots wanting to build just a garage on the 2nd lot (no home).

	<p>d. What enforcement is available to the Board if homeowners don't comply with requests to clean up/repair property? Would we be able to use a property lien for instance?</p> <p>Maureen made a motion to approve \$3000-\$4750 to engage Husch Blackwell to update/revise the Bylaws and Covenants & Restrictions. All approved. No nay votes. Motion carried.</p>
<p>Action Required:</p>	<p>Maureen will communicate with attorney and get the process started. Will also ask attorney to do their best to keep cost under \$4000. Maureen will put banner on website announcing changes and letting homeowners know that revisions are being made to keep Lakewood looking uniform and well-kept. Start communicating with homeowners about what is going to happen.</p>

<p>Issue or Topic:</p>	<p>Lakefront Needs</p>
<p>Brought to attention by:</p>	<p>Kelly and Maureen</p>
<p>Points of Discussion:</p>	<ol style="list-style-type: none"> 1. Pavilion Roof 2. Fence. We can repair fence but not replace according to DNR. Split rail inexpensive. Replace sections at a time. Need to put in budget for 2019. \$500 3. Piers, Steve stopped at Piers d'nort Each 8' section is \$1100. We have 80' now without the side pier. Composite/no maintenance and easy to install. Can also get ramp that is handicap accessible. \$8000 4. Entrance railroad ties need to be replaced
<p>Action Required:</p>	<p>Terry will take a look at fence and count how many posts we need and get a price for that and railroad ties from Menards.</p>

