

LAKEWOOD POA
BOARD OF DIRECTORS MEETING
MINUTES FOR Thursday, December 17, 2020

The Lakewood Board of Directors meeting was called to order by President Eric Koppa at 6:37 PM.

1. **Roll Call:**

Board Members Present	Eric Koppa – President Steve Hensen – Vice President Ginny Palumbo – Secretary Scott Geiger – Director Carin Tio- Interim Director Amy Volkmann – Director Stephanie Anderson – Treasurer
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2. **APPROVAL OF MINUTES:**

Motion to approve by Eric Koppa and seconded by Steve Hensen

Ayes: Koppa, Hensen, Volkmann, Geiger, Tio, Palumbo, Anderson
Nays: None
Motion Carried

3. **OLD BUSINESS:**

Gate Maintenance Update - Stephanie Anderson will contact the gate company to get the cost to fix the gate, as it is out of alignment. This will be completed in the spring. To mitigate further damage to the gate, Scott will close and lock the winter gate.

Century Fence Quote - Steve Hansen hasn't been able to contact Century for a quote yet. Steve discussed putting a card reader on the inside of the gate.

Collection Agency Replacement: Eric Koppa has had conversations with Gray & Associates, L.L.P. to pursue property foreclosure of Lakewood properties with excessive past due association fees. Currently Lots 124, 287, 294, 46 owe in excess of \$3500 in past due association fees and lien filing fees. Stephanie Anderson would prefer to do the collection of liens ourselves. At this time, the Lakewood POA Board will continue to handle collections on their own.

Second Lien Letters: Sent on 12/12/20 by certified mail.

4. **SECRETARY REPORT:** Vacasa is sending letters to homeowners for business to rent their homes. Ginny Palumbo spoke with Joshua at Vacasa, and told him Lakewood properties cannot be rented, as this is in our bylaws. He assured Ginny they would be sure not to rent homes in this area. Carin to post on Facebook page that if you received a letter from Vacasa Rental Management, we do not allow vacation rentals in our association..

5. **TREASURER REPORT:**

Sheriff's sale on property lot #250 - \$658.00 lien release.
Lot #286 - \$440 - currently for sale and closing soon.
\$2857 total collected on past liens for 2020.

Liens as of 12/17/2020

Thomas & Nancy Brzoski

Lots #124, 287,294

\$2,215.56

Jerramie Burtness & Amber Gillam

Lot #314

\$220

Diane Haman

Lot #45

\$453.70

Lawrence & Helen Mercades

Lot #286

\$440 - Property currently for sale

Fannie Beatrice Perry Trust

Lot #180

\$220

Gregory Ruszczak

Lot #250

\$658.08

Teresa & Zbigniew Sawicka

Lot #24

\$438.08

Geoff Hodgson

Scrimshaw Properties, LTD

Lot #46

\$1,336.71

Edward Tannler (Deceased)

Lot #72

\$220

6. NEW BUSINESS:

- Amy Volkman to send Ginny Palumbo the title company contacts.
- Whitemarsh Realty wants to update their advertisement on our website.
- Coldwell Banker/Belva Parr Realty wants to advertise on our website.
- Eric sent letters thanking local Realtors for advertising with us. New invoices to go out in January.
- Scott Geiger to walk over welcome letters to new homeowners on 19th Drive. New owners of 1712 19th Drive are Dennis and Kris Ward of Marshall, WI. Eric Koppa will send PDF letters to Amy Volkman to print for Scott Geiger.
- Foreclosure process - Board is researching Gray & Associates, L.L.P. and their processes and fees to pursue foreclosure on properties with liens in Lakewood (schedule of fees attached to minutes).

7. OPEN DISCUSSION:

- Stephanie Anderson talked about if we should have another company bid the lawn service. If we choose to use another company, we must give Northern Bay a 60 day notice. We need to add to the next meeting agenda for companies to bid. Amy Volkman to compile a list of lawn care companies and will send out RFPs. In the past other companies were not interested in taking care of the lake front.

Eric Koppa made a motion to adjourn at 7:16 pm. Scott Geiger seconded.

Ginny Palumbo

Secretary

Lakewood POA

Addendum:

Wisconsin Judicial Foreclosure			
Milestone		Fee	Average Cost
	Title Requested	\$780.00	
First Legal	Title Search		\$350.00
	Title Reviewed	\$260.00	
	Filing of Summons and Complaint	\$260.00	\$287.45
	Recording of Lis Pendens		\$35.00
	Title Update		\$75.00
Service	Service Started	\$260.00	
	Service of Process - Personal/Substitution		\$75.00/defendant (WI)
	Skip Trace		\$16.35/defendant
	Publication of the Publication Summons		\$200.00 / Varies
	Service Completed	\$260.00	
Judgment	Judgment Prepared	\$260.00	
	Judgment Filed	\$260.00	
	Entry of Judgment		\$0.00
Sale	Publication of the Notice of Sale		\$200.00 / Varies
	Sheriff's Fee - Posting Notice of Sale		\$75.00
	Bid Reviewed	\$130.00	
	Sheriff's Fee - Conducting Sale	\$130.00	\$75.00
Confirmation	Recording of Sheriff's Deed		\$35.00
Total		\$2,600.00	\$1,207.45*

*Average cost assumes personal service of one defendant