

Lakewood POA Board Meeting Minutes

January 20, 2020

via phone conference call

Present: Koppa, T. Anderson, S. Anderson, Hensen, Pugh, Volkmann, Geiger

Call to order by Koppa.

Motion to approve minutes from November 2, 2019 meeting by Koppa, seconded by Pugh.
Motion carried.

Publish call for Officer Bios for Spring meeting on website:

- Publish Scott Geiger's Bio as an interim board member and example for the Lakewood property owners on the website. Volkmann will have the website consultant assist with the posting.

Treasurer Report: Stephanie reported all year end filings with the IRS will be completed by June 15th. Stephanie reported that she has no foreseeable problems with using Paypal for dues payments. She is confident in the procedures. A brief discussion was held regarding raising dues in 2021. Koppa will address that at the annual meeting.

Pavilion Roof: Scott Geiger received an estimate from RC Exteriors of \$5,200 for a new steel roof on the pavilion. That estimate did not include fascia or trim board. Before the roof can be replaced, several trees need to be removed that are dead or scraping on the pavilion due to overgrowth. Scott will contact other contractors to get a couple more bids.

A capital projects document will be started on Google Docs to keep track of needs and the costs for many projects needing attention at the park.

Ballots: Ballots will be counted at Volkmann's residence on April 18 at 9:00 am so that any property owners can be involved and tally votes in an effort to ensure 100% transparency in counting the votes.

The board will attempt to get the ballots mailed out by March 1st. They will be due by April 15th and will be counted on April 18th. The annual meeting date is May 2nd, at 10:00 am.

Misc Business:

- Volkmann will scan and distribute electronic version of the "How-to" binder for all board members
- Discuss lien updates - Who's paid, Who owes, Reminder/Action Letters sent
- Stephane will continue to determine the delinquency list of property owners. Those that are delinquent have have their name listed in the meeting minutes

- Foreclosure property. Volkmann and S. Anderson filed the proper paperwork with the bankruptcy attorney and filled it with Adams County Clerk for a claim against the sale.
- Property sales and turning off old gate keys: Volkmann places a notice that the gate keys must go with the sale of the property or the new owner will need to order a new key at the cost of \$30.00/additional key card. S. Anderson stated that all sales and gate key transfers have been completed. There are no issues.
- Gate Maintenance. Century Fence will be contracted with for annual maintenance and upkeep.

Advertising: Stephaie stated that Whitemarsh, Griffith Tree Service, Allied Co-op and Central Wisconsin Septic renewed their ads. Northern Bay, Old Mill Restaurant and Coldwell Real Estate will be contacted to advertise on the website.

Apparel: Pugh stated that she still had several hoodie sweatshirts available for board members. She will be designing and getting prices for t-shirts for summer.

Next meeting will be via conference call on February 27, 2020 at 6:30 pm.

Motion to adjourn by Pugh, seconded by Koppa. Motion carried.