

Lakewood Board Meeting
April 8, 2019 6:35 pm
Phone Conference

Present: Eric Koppa, Steve Hensen, Kelly Bain, Maureen Bain, Betty Anderson

Absent: Kathleen Pugh, Terry Anderson

Agenda:

1. Annual Meeting
2. Financial - 2019 Budget
3. Spring Open Up - Porta Pottys, power spray pavilion, signs, picnic tables, pier, cleanup
4. Gate - Electricity install, Card inputting and distribution
5. Transition - Timetable, Instructions, Files, Website
6. Summer Picnic - Will you have it? What date will it be?

Issue or Topic: Annual Meeting May 4

Brought to Attention by: Maureen

Points of Discussion:

1. Meeting starts at 10 am. Board members should be there no later than 9:15
2. Kelly has recruited 2 homeowners to count proxies

Issue or Topic: Financial - 2019 Budget

Brought to Attention by: Kelly

Points of Discussion:

1. Kelly went through budget line by line.
2. Most expenses are the same as last year except: Docking Solutions and Central WI Septic have gone up, lakefront insurance through State Farm has gone down even with extra coverage for the electric gate.
3. Money was allotted to finish bylaws revisions with Husch Blackwell.
4. Kelly has allotted more in the budget for electric for the gate.
5. Kelly noted that we will have a surplus of approximately \$3700.

Eric made a motion to accept the 2019 Budget. Maureen seconded. All approved. None opposed. Motion carried.

Issue or Topic: Spring Open Up

Brought to Attention by: Kelly and Maureen

Points of Discussion:

1. Porta Pottys will be on-site May 23-Sept 15. Well at lakefront will be turned on by Jodie at Central Wi Septic. Pier- Jessica at Docking Solutions have not gotten back to Kelly yet.
2. Signs - Kathleen is refinishing some of the signs for the lakefront. Hopefully those will be done soon since the gate is open as of April 1.
3. Pavilion - should be sprayed off inside roof and floor every year
4. Swim Area - Steve will have it out by Memorial Day, weather-permitting
5. Picnic Table - Terry fixed them all
6. Paint back of sign and touch-up painting. Kelly will provide paint and stain to Betty.
7. Northern Bay will grate the road and do other things if you provide a "wish list". They will stay within 10 hours a week but if they have a dry week and grass doesn't need cutting, they will do other work as needed. They will trim trees and grate driveway.

Action Steps:

1. Betty will do touch up painting and staining
2. Steve will bring up his power washer and spray off the pavilion
3. Maureen will send out Northern Bay contract and contact information

Issue or Topic: Gate Update

Brought to Attention by: Kelly

Points of Discussion:

1. We have received all of the cards. Tim has all of the numbers input. Maureen and Kelly will input one card per home in homeowner master list.
2. Kelly checked with the post office and they said because of the hard cards, mailing Wisconsin and Illinois homeowners will cost \$3.66 each to mail. Not sure how much Minnesota and Canada will be.
3. Maureen and Kelly are having envelopes printed. Return address.
4. One card will be given to each household initially. Extra cards can be purchased for \$30 per card with \$4 surcharge for mailing. Up to 3 cards total per household.
5. Hand out as many cards in person as possible.
6. Eric and Steve will distribute cards after the May Meeting at the lakefront from 1:30-3:00.
7. Treasurer and/or Secretary will have to be sure to get cards back from homeowners who sell.
8. Maureen and Kelly keep a master homeowner list and will assign.

9. Steve said Diggers Hotline will be at lakefront by 4/10 and electric is scheduled to be installed 4/15. Steve will meet JC Electric at the lakefront to coordinate. Tim from gate company will come after electricity is in. It will take the gate company 7 hours to complete their portion. Tim is putting in
10. Maureen asked what return address should be put on cards that are mailed. We don't want them necessarily coming back to PO Box. Hopefully not many returned as mailing list is really clean.
11. Eric suggested tracking number/delivery confirmation.

Action Steps:

1. Maureen will create form for homeowners to sign off on card receipt for cards given out in person.
2. Communicate with title companies that they need to get cards back from sellers at closing or there will be a fine to seller
3. Kelly will hand deliver cards as well to certain homeowners.
4. Maureen will put a notice on the website and Kelly will put it on Facebook.
5. Steve will let us know when gate company will come in to finish their portion.
6. Eric will check on costs with post office for delivery confirmation.

Eric made a motion to communicate with homeowners that cards will be available after the May Meeting on May 4 from 1:30-3:00 at the lakefront. All homeowners are encouraged to pick up their cards during that time. Maureen seconded. All approved. None opposed. Motion carried.

Issue or Topic: Transition

Brought to Attention by: Maureen and Kelly

Points of Discussion:

1. Maureen and Kelly will provide How-to, names and contact information for vendors, both electronically and tub with files, etc.
2. Maureen volunteered to continue to manage the website until the Board can take it over. Maureen will train whoever the Board chooses but will maintain it until then. Board will provide materials such as minutes and blogs to update. Board will be responsible for selling advertising.
3. Facebook will remain a private group page owned and run by Maureen and Kelly.

Motion for Maureen to maintain website until such time as Board or Maureen decides otherwise. She will take on responsibility as outside communications person for the time being. Steve seconded. All approved. None opposed. Motion carried.

Issue or Topic: Summer Picnic

Brought to Attention by: Kelly

Points of Discussion:

1. Kelly brought the summer picnic back 5 years ago.

2. Participation has been sketchy and stagnant. People want to be out on their boats. We get the same people every year and lots of no-shows.
3. Maybe Board should consider different weekend or event.
4. Steve suggested ice cream social/movie night.

Eric made a motion to suspend the picnic for 2019. Bring it to the homeowners at the May meeting to see if they want to continue in the future. Steve seconded. All approved. None opposed. Motion carried.

Issue or Topic (not on the Agenda): Censure of Terry Anderson

Brought to Attention by: Eric

A motion was made by Eric that Terry not communicate with Maureen and Kelly via email for the next 30 days so we can have a smooth peaceful transition. Kelly seconded. Eric, Maureen and Kelly approved. Steve and Betty opposed. Motion carried by majority.

Issue or Topic (not on the Agenda): Negative Advance Chatter about Bylaws Changes

Brought to Attention by: Maureen

Points of Discussion:

1. Two separate individuals notified Maureen and Kelly over the weekend that there were conversations overheard in local establishments regarding the revisions we are working on with the attorney. The participants were presumably homeowners and were critical about the revisions being made to the bylaws. There is a lot of false/incorrect information circulating.
2. Discuss high level changes to bylaws at May meeting. Let homeowners know that the final decision will be theirs. Need $\frac{2}{3}$ on one vote and $\frac{3}{4}$ on another. More information to come.
3. We barely have 10% quorum at May meeting.
4. All Board members need to talk about changes. Bylaws have not been changed in 35 years. Past Boards should have done this years ago.
5. Eric said homeowner Jeff Levernier, who is president of his condo association, advises to institute one or two important changes rather than a slew of changes. Jeff's association is full-time condo, which is different from our vacation community. Maureen pointed out that it is very expensive to talk to our homeowners because communication with majority has to go through the mail.
6. Kelly noted that we have a ton of money Invested in the attorney to update the bylaws for the good of the association and the changes are basic and their purpose is to make sure we don't have any more of a free-for-all with standards of buildings and we don't turn into a Big Flats type of area. Board members need to push the positive effect of improving/maintaining all homeowner property values.

Issue or Topic (not on the Agenda): Betty's Resignation

Points of Discussion:

Betty resigned. Eric accepted. Betty will continue to collect mail until May 1.

Meeting Adjourned: 7:31 pm