

Lakewood Board Meeting
April 12, 2018 6:00 pm
Phone Conference

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

Absent: None

Agenda:

A. Annual Meeting

1. Northern Bay
2. Board members and Script
3. Election and Proxies
4. Miscellaneous

B. Financial

1. 2018/19 Budget
2. Lien Warning Letters
3. Attorney
4. Advertising
5. Lakefront needs - gravel, grass seed, flowers, wood chips, fence repair, etc
6. Lawncare
7. Collections

C. The Gate

1. Steve can fill us in on his meeting with the contractor
2. Action Plan - where to from here?

D. Lakefront Prep

1. Gravel
2. Pier
3. Signs, volleyball net

E. Movie Night - May 5 - Fun way to top off annual meeting day

1. Audio Visual equipment confirmed
2. Popcorn Machine?

Issue or Topic: Annual Meeting

Brought to Attention by: Maureen/Kelly

Points of Discussion:

1. We will have meeting at Northern Bay. May be in NB dining room instead of tent. We will bring cookies and get beverages from NB.

2. All Board members will sit at front table. Be there by 9:15 to greet people. Kelly enlisted 2 new volunteers to count ballots/proxies. Script is written with reports/accomplishments.
3. Proxies coming in. Betty will collect final time on May 4.

Issue or Topic: Financial

Brought to Attention by: Kelly

Points of Discussion:

1. \$303.73 surplus from 2017. We used more than budgeted because of painting project. 3 of 10 past due liens collected. \$1625.99 in past due liens was collected.
2. 2018 Budget almost complete. How much will electric service increase for gate? Heater in the winter, gate operation and cameras. Will budget about \$55 more for 2018. Lakefront needs: Repair fence, gravel for drive, flowers and mulch.
3. Paint is peeling on pier. Betty will call painter Dale for him to repaint.
4. Attorney to help us update Bylaws and Covenants to be more specific on things like building standards. How much will that cost? \$1500-\$2000.
5. Rough draft of what we intend to address with the attorney to present to homeowners at annual meeting.
6. 30 Lien warning letters have gone out to homeowners who haven't paid their dues yet. They will have until April 30 to pay. Liens will be filed May 1.
7. Advertising: Northern Bay is under new ownership and looking at advertising budget. We need to approach other advertisers for website. Whitmarsh has renewed their ad for 2018. Eric will talk to JB Sales and Edgewater.
8. Lawncare - Northern Bay has quoted lawn care for 2018. Same price as last year. We will ask for quote from Lawnz R Us as well.

Action Steps:

1. Betty will call the painter, Dale, at Painting Plus to rectify paint peeling.
2. Eric will investigate local attorneys in Adams County and the Dells who are knowledgeable about property owners associations.
3. Eric will talk to JB and Edgewater.
4. Maureen will send out specs and prices for advertising to Eric.
5. Maureen will list topics and changes that need to be addressed with attorney and send out to rest of board.
6. Maureen will send out bid request to Lawnz R Us.

Issue or Topic: The Gate

Brought to Attention by: Steve

Points of Discussion:

1. Steve, Mary and Terry met with American Fence and Century Fence at lakefront. \$17,900 for gate only. Variables include key pads and cards, fobs. Plus need to find out cost of bringing electricity, cameras. Remotely turning on/off cards require phone service. Steve wants to install system that can be upgraded. Sensors in gravel to let cars out when they drive on top. Box needs to be heated in winter.

2. Winter: Should we leave gate open? We won't plow the road. Owners have to have access either way to lakefront.
3. \$21,815.06 currently in the gate fund. Increased by about \$7000 in one year.
4. Plan for installation of gate in Fall 2018.

Action Steps:

Steve will get the rest of the costs by the annual meeting.

Issue or Topic: Lakefront Prep

Brought to Attention by: Kelly/Steve

Points of Discussion:

1. How much gravel do we need for the drive and cost?
2. Pier - Steve called Docking Solutions. We are on the list.
3. Porta potties set to go in before Memorial Day.
4. Steve will put in swim area around Memorial Day too depending on weather. Need new noodles.
5. Signs are hung. We need to make sure all signs come down in Sept. They got weathered over the winter.

Action Steps:

1. Eric will call Reinhardt for gravel costs.
2. Steve will get new noodles.

Issue or Topic: Movie Night on May 5

Brought to Attention by: Maureen

1. Movie Night being planned for evening of Annual meeting on May 5.
2. Steve will bring popcorn machine and will get popcorn. Lakewood will provide water and soda.
3. Porta Potties need to be brought in early so we have them for this evening.

Issue or Topic: Increasing Dues for 2019

Brought to Attention by: Steve

1. Steve mentioned that we talked about raising the annual dues at our last annual meeting.
2. Tentative thought to increase in 2019 to \$60.00. 3% increase.

Meeting Adjourned: 7:20 pm

Next Meeting: Tentative April 24

