

**Lake Como Beach Property Owners' Association
Semi Annual Meeting October 10, 2010**

Meeting was called to order at 1:11 pm by President Trish Fahey

Pledge of Allegiance was recited by all.

Roll Call was taken - Present: Shirley Gorz, Laura Woolard, Allen Searles, Richard Kieszkowski, Mary King, Stephanie Nicewarner, Gene Decker, and John Sullivan

Absent/excused: Absent/ unexcused

Secretary Minutes from May 16, 2010 Semi-Annual Membership meeting were read by Stephanie Nicewarner, a motion to accept the minutes as read was made by Allen Searles and seconded by Mary King, all in favor, so carried.

Treasurer The Treasurers report was given by Gene Decker \$115,359.00 in General account, \$20,502.00 pier account, \$257.00 petty cash, \$1004.00 in Lakefront account, \$7,168.00 in Capitol account and \$700.00 in Clubhouse account. We now have a Profit & Loss statement for all income & expenses. (see attached) A motion to approve the Treasures report was made by

Clerk The Clerk's report was given by Cheryl Bogard. Assessments collected this year to date are \$110,591.39, total outstanding \$65,633.75 and outstanding for this year only are \$16,328.11. (see attached) A motion to accept the Clerk's report was made by Shirley Gorz, seconded by John Sullivan, all in favor, so carried.

President The President's Report was given by Trish Fahey. Trish informed the members about all the problems that we are having with the local youth damaging property and asked them to be alert and call her if they notice anything or they can call the Police Department if they are on Association property that has signage regarding the rules.

By-Law Committee The By-Law Committee report was given by Sandy Searles. (see attached) She explained the function of the Committee and reported on four by-law change recommendations. 1. Pier Committee. 2. was to have board members allowed to serve on a committee (3.02 was already voted on and changed at the February rescheduled Fall Membership meeting, but the by-laws were not up dated to reflect that change.) 3. was an Annual mtg vs the current Semi-Annual mtgs. 4. was that by-law Committee issues need to be given to the Committee 90 days before a Membership meeting.

Meeting turned over to membership:

Debbie Bromeland reported that the Lake Como Beach Women's Club will assemble the "Welcome Bags" and give them to the Directors to distribute to new members.

By-law Committee suggestions (except 3.02) 6.01 A motion was made by Robert Piraro to change the word "general" should be changed to "specific", seconded by Ellen Poulos, 11 members in favor, 16 opposed, motion denied. John Sullivan made a **motion** to strike the word "general" from 6.01, seconded by Rich Kieszkowski, all in favor, so carried.

6.02 #4 Sandy Searles made a **motion** to approve the suggested change, seconded by Mary King, 17 in favor, 2 abstained, 0 opposed, so carried.

6.03 #4 Ralph Searles made a **motion** to approve the suggested change, seconded by Dawn Schiefelbein, 21 in favor, 1 opposed, so carried.

Artical XV Stephanie Nicewarner made a **motion** to accept the new article, seconded by Laura Woolard, all in favor, so carried.

Don Debear wants to know how we can have this meeting in the town hall when our by-laws state that all meeting will be held at the clubhouse. Claiming that the Board changed the by-laws, the Board violated the by-laws. He was informed that he could make a motion to cancel the mtg, but he declined. The Board apologized for the oversight, informing the Members that the clubhouse was booked for a wedding long before the new by-laws were voted on and accepted by the Members.

George Taylor asked if the location change posted at the clubhouse. Yes and it was posted in two newspapers, at the Sanitary district, at the police department, at the town hall and in all the area businesses.

Don Debear made a **motion** to turn the problem of meeting location over to the by-law Committee to be voted on at the next Membership Meeting, seconded by Sandy Searles motion to table the issue, seconded by Mary King.

Debbie Bromeland made a **motion** that this meeting be declared legal for its purpose, seconded by Don Debear, all in favor, so carried.

Sandy Searles made a **motion** to vote on by-law 5.01 change, seconded by John Sullivan, 7 in favor of a single Annual Membership mtg in August, 15 opposed, motion denied.

Gene Decker spoke about the clubhouse floors sinking in the men's room and along the north wall. We are now looking at approx. \$145,000 to \$150,000 in repair work to stabilize the floors as well. We need Membership approval to use the building as collateral as apposed to a member being responsible for the loan. Gene made a motion that the Members approve the use of the clubhouse as collateral for the repairs, seconded by John Sullivan, 16 Members in favor, 8 opposed, so carried.

Jay Hencken questioned the structural integrity of the clubhouse.

Cheryl Bogard pointed out that the clubhouse rentals have and will generate enough revenue to cover the cost of the repairs.

Jay Hencken motioned that before any major repairs are done a Structural Engineer inspect the clubhouse and report their findings to the Members at a Membership mtg., Special mtg, or by mail before any major repairs are done, seconded by Don Debear, all in favor, so carried.

Unwanted vacant Association properties; Gene Decker made a motion to sell the unwanted parcels excluding "laughing waters", seconded by John Sullivan

Laura Woolard made a motion to adjourn

Submitted by Stephanie Johnson, Secretary

Approval Date: _____

NOTE: Minutes are transcribed from the Secretary's notes and from a tape recording run during the Meeting. Tapes are not transcribed verbatim—often discussion or audience comments need to be condensed. However, the tapes are available for review, if desired.