

Lake Como Beach Property Owners' Association
Monthly Board Meeting April 21, 2011

Meeting was called to order at 7:03 pm by President Trish Fahey

Pledge of Allegiance was recited by all.

Roll Call: Present: Allen Searles, Gene Decker, Shirley Gorz, Debbie Bromeland, Candy Coffey, Mary King, Richard Kieszkowski, and John Sullivan. Also present, Clerk, Cheryl Bogard.

Absent/excused: Allen Searles left early about 8:10pm

Meeting Minutes. John Sullivan - **motion** to accept the Minutes for March 17, 2011 with correction of "Gene: Out of each \$75 Assn Fee, \$35 could go towards paying \$30,000 a year on a loan" to "Gene- \$30,000 a year could be repaid on a loan without raising dues" ; seconded - Debbie Bromeland; all in favor - 8/0, so carried.

Treasurer's Report - Gene Decker: Advised that he didn't print out a hard copy of Report so giving approximate figures...Lakeshore Restoration Account - \$1,000; General Account - ~\$64,000; Pier account - \$42,000; Pop Machine/Playground Fund - \$1,400. Annual Budget reviewed by Finance Committee; last chance for Board to make any changes to the Budget. No changes were requested. A **motion** to accept the Treasurer's report - Allen Searles; seconded - John Sullivan; all in favor - 8/0; so carried.

Clerk's Report - Cheryl Bogard. Assessments: took in \$600; 39 outstanding from last month. Gene: Lien(s) are on everyone who is past due on the Association Fees. One lien per property is all that is needed even if property owner is more than one year delinquent. Cheryl: Ballots are not printed yet. Motion to accept the Clerk's report was made by Allen Searles and seconded - Debbie Bromeland, all in favor - 8/0, so carried.

President's Report - Trish Fahey: The community is currently being victimized by vandals and robbers. There have been four (4) occurrences recently. In one case, the robber waited until after dark and when the house was occupied to rob it. Mary King: talked to Office Mulhollin. Her husband's renter had the house broken into the day before. No forced entry. Someone was watching the house and saw where the key was hidden or maybe the door had been left unlocked. Officer Mulhollin has notified the neighborhood. Chief Hurley is working on starting a "phone tree" in the neighborhood. Trish: Sounds as if we have maybe become too comfortable. Lock your doors at least until someone is caught. Hopefully better results than what happened when the Clubhouse was broken into. Cheryl gave a description of the robber, 5'6" - 5'8" in height, very fast runner, probably wears gloves and covers his face well. John: Read somewhere that Chief Hurley was speaking. Gene: He did, at Senior Day. Trish: referred question to Candy as Chair of Senior Day - what did he talk about? Candy: Nice person, gave everyone his background, personal and business. Chief Hurley has a BA in Criminal Justice, Masters in Business and FBI certified. Chief Hurley brought up the subject of the recent robberies; said they are looking at some individual(s). Chief Hurley is also helping Mr. Fredrickson in obtaining a "Blind Sign" for the road by his home. Debbie: Also addressed the issue of golf carts on the roads - they are illegal but if you are going from one local point to another local point, they are okay; same for ATV's. Candy: Also discussed problems with trash alongside the roads, noise levels from cars driving by, the need for something to be done about kids hanging out in the parks after dark. Discussion ensued. Pat Bromeland, Assn Maintenance Person, recognized from the audience: suggested installing lights so the back area will no longer be in the dark. Candy: talked to Chief Hurley about starting a Community Watch Program. Chief Hurley is checking into that and will be contacting Candy regarding that. Also had some people sign up to get involved in a Community Watch Program. Trish: Regarding the election on May 1st - all letters of intent have been received; ballots are prepared; process is taking place as discussed at Workshop.

Financial Committee Report - Allen Searles: The Budget for 2011-2012 is done. Budget is \$157,550 for the year. Salaries of Board Members have ~~as~~ been changed: \$2400 President, \$1200 each for Vice-President, Treasurer and Secretary. John: Pointed out that this was a 50% reduction in Board Members' salaries. The Director's salary will remain at \$15 for attendance and participation at each meeting and events. Debbie: It's up to each individual to accept a salary or not (NOTE: Currently, some Officers have donated their salaries back to the Assn). Trish: The discussions regarding the salaries were done at Workshop and do not require a Board vote. Mary: Motion to accept John: No motion needed, just need to

present to the members at the Annual Meeting. Gene: Assume members will accept these changes, so will go ahead and make changes in the Budget reflecting salary changes.

Pier Committee Report - Trish Fahey: Board needs to make motion to approve the current Interim Members: Len Geyer, Randi McManus, Judy Zebrowski and Allen Searles, who were appointed by me as President after extensive search and many refusals. Vicki Hansen resigned the end of October, 2010, which left no Pier Committee at all. Allen takes over as liaison to the Board when Trish leaves President position. Looking for approval from the Board members of the current members of the Pier Committee, now known as 'interim members' who started at the end of January after appointment by me as President and have since worked very hard to get Pier Committee reorganized, and further, there are no other volunteers despite many requests to the current Pier Lessees; they will go on to serve four (4) years until the next election as per the By-Laws. Mary: does each of the new members have a pier? Trish: yes, that's a requirement to serve on the Pier Committee. Debbie: wanted clarification of the process; Trish: They were appointed by the President to serve as Interim Members and will be presented to the members for a vote at the Annual Membership Meeting. Debbie: Will they be on the ballot? Trish: No, checked with John Sullivan - (turned over to John for his explanation of Robert's Rules advisory given). John: the By-laws state a floor vote is acceptable with a motion and second from the members in the audience to vote the Interim members as approved members of the Pier Committee. Mary: How many members do we have? Trish: 3, but can have up to 5. Motion to approve the current Interim members of the Pier Committee and present them for full approval vote by the members at the Annual Membership Meeting on May 15th - by Debbie Bromeland; seconded by Mary King; All in favor - 8/0, so carried. Allen Searles abstaining since he is on Pier Committee.

Lakefront Committee Report - Cass Kordecki. Re lakefront mowing: Deason has had insurance verification; is on a four (4) week trial basis. Price is \$330/mowing on lakefront. Saylor Landscaping's bid was received too late for consideration but will be backup in the event Deason does not work out; along with BK Landscaping. The Community Volunteer Lakefront Clean Up date has been set for, Saturday, May 21 (weekend before Memorial Day Weekend). There will be a public request for community volunteers, the Communication Committee will post. Goose damage abatement: Mike Bowman declined the job to clean the beach this year. Dave Ritchey accepted the offer to clean the beach for \$10 an hour as per job description. Jim Mansky will fill in as needed. Dog walkers have been given a letter regarding use of their unleashed but under control dogs organized for the harassment of geese on the lakefront. Lakefront flags: Gene Decker received flags from "In The Drink" for free to use on the beaches. This saved \$500 on having to purchase new flags.

Way and Means Committee Report - Mary King:: No report.

Clubhouse Report - Shirley Gorz: Not a lot of activity over the winter. Two (2) Weddings and a Graduation have canceled their rentals of the Clubhouse; reason given - ue to the economy. Has had a lot of Baby and Wedding Showers, Graduation parties. Has May 28th scheduled for the dance.

Activity Committee Report - Mary King: The Pancake Breakfast made \$380 which is a \$200 profit thanks to the good advertising. The 2010 Christmas Pancake Breakfast barely broke even. Candy hosted the Senior Day in March. Easter Egg Hunt will be April 23rd starting promptly at 10am. Thank you to Tom Gawlik for his annual candy donation. Gene is going to wear the costume and be the Easter Bunny. Thank you to the Woman's Club for helping to stuff the eggs. \$150 was spent on candy and prizes for the Easter Egg Hunt. May 15th is the Annual Membership Meeting with a Spaghetti Dinner being served at 2 – 2:30pm. Need help cooking in the kitchen while Board Members are busy with meeting. Debbie: Will ask the Woman's Club if they can help. Mary: Each Director will receive four (4) tickets to sell for \$5 each. At the door price will be \$6. Kids 3 – 12 is \$3 and under 3 yrs of age is free. Raffle of chance to win Assessment Fee paid for the year will be held at the Annual Meeting. Mary King and Shirley Gorz will meet after today's meeting to discuss how the tickets will be worded. May 28th is the Open the Summer Season Dance with a DJ, no admission cost. Cash bar; no food, but there will be menus from the businesses across the street if anyone wants to order pizza's, etc.; will alert businesses.

Communication Committee - Debbie Bromeland: Made up the fliers for the Election. Candy Coffey posted on the Bulletin Board at the lake, and both levels of the Town Hall. Debbie passed out fliers in her area. Debbie will do the fliers for the Annual Meeting and Spaghetti Dinner. Philip Coffey will be making

the posters for the Dance.

Welcome Committee Report - Mary King:: No Report.

Old business::

Trish: Structural Report/Kehoe-Henry , bottom line cost will be a million dollars + to tear down and build a new Clubhouse vs. repair estimate of ~\$700,000. Gene: the square footage is the same, just no second floor. Trish: Treasurer will present at Annual Meeting with full reports - repair and replacement.

New Business:

.Communication Meeting Minutes – Debbie: Suppose to talk about getting a recorder for meetings that would be left in the Clubhouse. Mary has a pen recorder that she will lend us to try out. Philip Coffey: has a video recorder that can be used to tape meetings. Motion to accept use of Mary's pen temporarily - Debbie Bromeland, seconded Mary King. All in favor - 8/0, so carried.

.Funfest: Trish: Gene sent a letter as Co-Chair of FunFest Committee to Association to use the North Point Beach on Saturday, August 6, 2011 from noon – 10pm closing. All issues addressed last year have been covered, i.e., secure the beer garden, security around the grills, insurance for a one day event. Gene: Town approved the one day event. Motion to accept Assn allowing use of North Point Beach for FunFest on Saturday, August 6th, from noon to 10 pm - Debbie Bromeland, seconded Mary King, All in favor - 7/0, so carried. Allen Searles missing from vote - excused to leave meeting early.

. Playground Committee – Gene: Kids are asking for a skate board ramp. Trish: If allowed, skate board signs saying “No skate boarding” will have to come down. Gene: That would be the next request. Following was a long discussion on how to handle the problems the kids cause at the park(s) and Clubhouse. Some of the ideas are:

Enforcing curfews, Debbie offered to mention this to Chief Hurley when she meets with him on other things. Camera usage, Gene: Could set it up that kids need a Lake Como Beach pass to be at the park(s). Trish: District Cards to hand out to kids to get into park(s). Debbie: Parents will call, then can be told about damage. Pat: put lights or motion lights in the park(s). Gene: trying to get electrician to fix/replace lights on pole closest to Clubhouse; determine how to get lighting to back of property. Trish: need to be aware of neighbors so lights would have to be motion sensed, downcast or shielded so no shining into/onto their properties.

Motion to adjourn - Mary King, seconded - Richard Kieszkowski. All in favor - 7/0, so carried.

Submitted by Candy Coffey, Secretary

Approval Date: _____

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