

Lake Como Beach Property Owners' Association
Monthly Board Meeting November 18, 2010

Meeting was called to order at 7:00 pm by President Trish Fahey

Pledge of Allegiance was recited by all.

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

Meeting Minutes. Allen Searles made a **motion** to accept the minutes for Sept. 16th & Oct. 17th as provided, seconded by Laura Woolard, all in favor, so carried. Discussion about Membership Meeting minutes vs Board Meeting minutes.

Treasurer's report was given by Gene Decker: General Account approximate balance \$105,711. There is \$1,004 left in the Lakeshore Restoration Account just to keep it open, the Pier account has approximately \$20,826 in it, there is \$8,530 in the Capital Fund. A **motion** to accept the Treasure's report was made by Allen Searles and seconded by Mary King, all in favor, so carried.

Clerk's Report was read by Cheryl Bogard: \$106,575.33 has been collected as of 11/18/10. A **motion** to accept the Clerk's report was made by Laura Woolard and seconded by Allen Searles, all in favor, so carried.
Report attached.

President's Report was given by Trish Fahey. There are two people interested in filling vacant positions on the Board Candace Coffey and Debbie Bromeland. A **motion** was made by Shirley Gorz to accept Candy and Debbie to the board, seconded by John Sullivan, all in favor, so carried. They have both agreed to be on the Communication Committee and both have the desire to promote positive publicity for Association functions.

Welcome Report: They need the information for the welcome packets and their contact will be Clerk Cheryl Bogard.

Finance Committee Report was given by Allen Searles. They did a bank reconciliation on Nov. 15, 2010, all is ok, they are working on the 2011-2012 budget for the February workshop. Gene Decker met with an Accountant that will do our four year audit and they will be doing our tax returns as well for \$3,000.00 as apposed to Duick Accounting that charged us \$2,500.00 for taxes & \$4,000.00 for an audit. John Sullivan made a motion to hire the new Accountant, seconded by Rich Kieszkowski.

Activity Committee Report was given by Laura Woolard. They would like to change the date of the house judging to Dec. 7th instead of the Dec. 19th date that has been posted all year. Breakfast with Santa will start at 8 am instead of the 10:30 time that was posted all year long. Gene & Stephanie concerned with changing the house judging date, so we will keep the judging date of Dec. 19th as posted, but have Members fill out applications to participate due by Dec. 11th which is Breakfast with Santa. The application will be available on the web site.

Pier Committee Report was given by Trish. Vickee Hansen has resigned from the Pier Committee, we will have a recognition for her years of service at the February Meeting. The results of the Sept. pier hearing was 5 pier owners requested hearings, 3 were given warnings, 1 was unfounded and 1 pier was lost. Openings on Pier Committee, we have no one, we will send out a letter to pier owners requesting them to form a Pier Committee or we will have to raise pier prices to pay a Harbor Master. These letters will be mailed by the Clerk along with 2011 pier applications in mid January.

The Board agrees that all pier applications and fees should be mailed directly to the Association post office box. Gene Decker made a **motion** that Cheryl mail the 2011 pier applications along with the letter regarding the need for a Pier Committee as stated above with a special meeting in February, seconded by Allen Searles. Special Meeting in question, motion amended to read "with a special meeting at a date to be determined, all in favor, so carried.

Lakefront Committee report was given by Trish. They are going to suspend all meetings until 2011.

Communication Committee: Two new members Candy Coffey and Debbie Bromeland, they will meet with Cass.

Clubhouse Report was given by Shirley Gorz. We have 9 bookings for 2011. \$25,292.00 clubhouse income. Pat Bromeland, Clubhouse Maintenance will install emergency exit lights, security lights and replace the smoke detectors that do not work.

Playground Committee Report was given by Britta Sherman. John Sullivan spoke with a Playstar engineer and they do not recommend their products for any public use.

We will use larger pieces of lumber to make it more durable. Britta will buy the "set" which is everything except the wood and we will double all wood sizes. Playstar swing sets are sold at Menards. The brackets provided with the set will be used elsewhere and we will purchase larger brackets to accommodate the larger wood. Assembly quotes range from \$1,000.00 to \$2,150.00.

They will get the kit and the specs, we will buy the wood, cut and stain and assemble it.

By-law Committee Report was given by Ron Moretti. Just needs a status of the revised by-law filing. They are complete but have not yet been filed. Trish asks if we can wait since it cost \$40.00 every time that we refile them with the county. They must be filed with the county to be legal and enforceable.

Old business:

Allen Searles - Electrical bids. We need to find out which poles the Town wants to upgrade, they claim that they have already upgraded some of the poles. More information is needed.

Clubhouse renovations; we have selected Kehoe, Henry & Associates as our structural engineer from three bids. Their price was not to exceed \$3,750.00.

John Sullivan makes a motion that we select Kehoe, Henry & Associates on the Committee recommendation, seconded by Shirley Gorz, all in favor, so carried.

Clubhouse drainage: Wal Co was supposed to be here Monday or Tuesday, Gene will call them.

Disposal of Association properties described as distressed properties that have been donated to the Association and are now a tax burden and we pay a water charge on them as well. We need to determine a value for each and put each up for sealed bid, sold as is.

John Sullivan made a **motion** to adjourn, seconded by Shirley Gorz, all in favor, so carried.

Submitted by Stephanie Nicewarner, 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— and that is indicated in the Minutes. However, the tapes are available for review, if desired.