

Lake Como Beach Property Owner's Association
Monthly Board Meeting March 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: Stephanie Johnson, Gene Decker, Dawn Schiefelbein, Shirley Gorz, Laura Woolard, Allen Searles, Richard Kieszkowski, Mary King, and John Sullivan

Absent/excused:

Absent/Unexcused:

November Minutes: **Motion** by John Sullivan to accept the minutes, seconded by Laura Woolard, Richard Kieszkowski abstains, everyone else in favor, so carried.

Treasurer's report was given by Gene Decker. General Account balance \$38,000.00. All major expenses are paid. We should end the year with approximately \$25,000.00, last year we ended with \$8,000.00. We raised assessments to put money into a cd for a contingency fund. We need to work on next years budget. We need to budget for another 200 foot of lakeshore restoration. There is no money left in the lakeshore restoration account, it was all spent on the first restoration sight. The pier account has \$15,000.00 in it, we need to decide if we want to use that money for a community pier or for lakeshore restoration. There is \$6,000.00 in the capital fund. No financial report was handed out because of lack of interest, the Secretary requests a monthly report to be given to her for the records, members may request one if they would like.

Clerk's Report was read by Cheryl Bogard. \$115,352.67 has been collected as of 03/18/10. Liens will be placed on past due assessments and will include a 30 dollar late fee.. Gene suggests only placing liens on the current past dues and not on the habitual past dues. Reason being that it cost us a lot of money to keep placing the liens and if we already have a lien in place, when the property sells we have the ability to adjust the amount of the lien to include past years outstanding dues as well as any interest that has accumulated. If that same property forecloses though we can not adjust the amount.

A **motion** was made by John Sullivan to maintain existing liens as required by law and to comply with existing law to create the new liens as needed on an annual basis given that an updated total is provided to the title companies at the time of closing, seconded by Shirley Gorz, Stephanie Johnson opposed, everyone else in favor, so carried.

President's Report was given by Trish Fahey.

- ⇒ Let the record show that 8 Members were in attendance for this meeting.
- ⇒ Request to change the Membership meetings to June and August. The current by-laws have the Membership meetings as the 3rd Sunday in May and the 2nd Sunday in October. The May meeting was decided to allow a budget to be presented for approval before the end of our fiscal year. Should be a topic for the by-law review committee.
- ⇒ Notice: By-laws issue will be addressed at next Bi-Annual Meeting to include voting on proposed Policy and Procedure re changes/amendments to the By-laws – brought up at 2/13/10 meeting (see hand-out; also to be posted on website)
- ⇒ Formal request by the Board that the Pier Committee maintain all records in the designated file cabinet in the office; and in future, all correspondence be directed to the Clubhouse address in order for the Clerk to identify date of receipt, log checks and turn them over to the Treasurer for prompt deposit; Pier Committee members will receive emails from the Clerk with a listing of all aforementioned information. The Pier Committee maintains that all 2009 originals are in the locked file cabinet up in the office and when they are done with the 2010 applications they will also be put into the file cabinet.
- ⇒ Introduction of new Sub-Committee: Two members, Briita Sherman & Cyndy Borgen, have agreed to take on the task of co-Chairing the Playground Equipment Committee re lakefront and park area behind the Clubhouse; will report directly to the Board, but will work in coordination with the Lakefront Committee, especially related to planning.

- ⇒ Response letter due to FunFestival Chairperson, Margaret Downing. The Town of Geneva again wants to use our beach for the 2010 FunFestival and has sent a letter asking permission to use said property. The response letter requires that they have proper security this year to avoid a repeat of last year.
- ⇒ Women's Club has offered to donate live flower planters to be placed on top of columns in front of Clubhouse – based on suggestion from a member. Tabled until April.

Activity/Welcome Report: This committee needs a chair person. Easter Egg hunt will be Saturday, April 3rd at 10 am sharp.

Finance Committee Report: Gene Decker - We need one! Right now Gene & Trish are approving bills, Cheryl is reconciling the accounts. Not a good situation, perhaps if Members can be on the committee on a part time basis as apposed to being elected for a four year term stated in the by-laws, they would be more apt to step up. Allen Searles will join the Finance Committee.

Pier Committee Report was given by Gene Decker. One Member lost their pier because they did not pay their assessments and four Members were removed from the waiting list for the same reason. By-law procedures to be followed in regard to notifying those Members.

Lakefront Committee Report was given by Mary King, Co-Chairperson.

- ⇒ The lakeshore restoration site at the west end is done with the exception of the vegetation.
- ⇒ Need to decide what spot to restore next.
- ⇒ Working on the Adopt-A-Lakefront project.
- ⇒ They have a volunteer that has agreed to "man the goose flags" for us.
- ⇒ The Town of Geneva will oil the goose eggs again this year.

Communication Committee: The members are Mary, Cheryl, Cass, Stephanie, Laura, Vickee & Jacki. We need a written description of the committees responsibilities. Cass will delegate the web master duties someone wants to help.

Ways & Means Committee:

Clubhouse report: Shirley - January through March we had 4 rentals, 18 large rentals are booked for this year, 11 of those rentals are by Members.

Old Business:

Insurance - Allen - He is waiting for a reply from Rochelle Insurance, he has a bid from State Farm and is to contact Spiegelhoff & Associates again.

Subdivision District Revision - Rich - Tabled until April.

Insurance - Break in. We received for partial replacement costs, 1200 was to cover Youth Coalition losses and 2200 to cover Association losses, less deductible. A possible 3 or 4 hundred dollars is still open.

Women's Club storage room - Trish wants to move the wall and make a VFW room. Brian Labeau will move the wall for \$200.00. The bill for repairing the FVW cabinet was given to Jeff Anderson & Mark Gallas. Shirley Gorz made a **motion** to move the wall to make the rooms 1/3 & 2/3 to accommodate the VFW & Women's Club, seconded by John Sullivan, all in favor, so carried.

New Business:

Youth Coalition rental fee. Gene Decker made a motion that \$50.00 be considered, seconded by Rich Kieszowski. Shirley Gorz thinks that they should pay \$125.00, same as the residents that wish to rent the hall. Mary & John would like to see the Coalitions accounting, we do not know if they make a lot of money off the dances or just enough to cover costs. Trish: At no point have we ever asked the Coalition not to be here. The agreement with the last President will not be honored, because it is not in writing anywhere. They will have to pay to use the clubhouse. They can request a change in renal charge if they can not pay the amount that we ask for. Trish will sit down with the Youth Coalition and negotiate a fee.

Member in attendance from the Youth Coalition: They have a food drive in November, if the kids bring food, they get in free. If they have a birthday in that month the kids get in free and kids are never turned away if they show up at a dance with no money. Kids with no money can still have a soda.

John Sullivan made a **motion** to table the issue until more information is obtained, seconded by Mary King.

Trish will meet with the Boards of the Women's Club, VFW and the Youth Coalition next week to go over the clubhouse use agreements.

We received a thank you letter and a \$100.00 donation from Woods & Water for the use of the clubhouse for Hunters Safety Classes. John Sullivan made a **motion** to use the donation to seed the Playground Equipment sub-committee, seconded by Rich Kieszkowski.

Resident letter to Town of Geneva regarding lots on Quail just north of Association lots. Tabled until April.

The Town of Geneva Lake Committee has purchased 6 aerators for the lake. PJ Electric has given us a price of \$3100.00 to update four of our electric sites on the lakefront. The Town will pay the electric bill if we will pay for half of the upgrade which is \$1550.00 so that they can use our electric to run the aerators if necessary.

Stephanie Johnson made a **motion** to adjourn, seconded by Mary King, all in favor, so moved.

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