

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 15, 2020

WELCOME: John Winters

PLEDGE OF ALLEGIANCE

ATTENDANCE: John Winters, Stephanie Nicewarner, Judy Decker, Mike Spread, Debbie Bromeland, Tina Invergo, Bill Legge, Bill Finkel, Doug Adams, Ruby Chambers, Allen Searles, Pat Scanlan. ABSENT: George Krause, Rich Kieszowski, Bernadette Moran. Also in attendance lawyer representative, Ashley Renz.

APPROVAL OF AGENDA: AMEND AGENDA

Motion made by Marla Walsh to move LAKEFRONT COMMITTEE to before PIER COMMITTEE. Motion made by Stephanie Nicewarner to move NEW BUSINESS to before STANDING COMMITTEES. ALL IN FAVOR, SO CHANGED.

OFFICER REPORTS

SECRETARY MINUTES: Transcribed by Judy Decker, 7/16/20. Motion to approve minutes made by Allen Searles, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED. Minutes to be posted on the webpage.

TREASURER'S REPORT: Mike Spread. \$145,973.88 in the bank; \$400 bar; \$200 clerk.

H. Basso/C&D property - C&D owned property; foreclosure sale to H. Basso who then sold to another. Discussion. Finance Committee recommends transfer of balance due from C&D to one of C&D other existing properties. Motion to move balance due to C&D property made by Allen Searles, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED.

Phelps/Hughes property - Phelps owns land; transferred property to Hughes on land contract then foreclosed on mortgage and Phelps got property back. Discussion. Finance Committee – Phelps owes us late payment as owner of land; collect or transfer to his other property. Motion to attach late payment to Phelps property made by Allen Searles, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED. Spectrum internet – Upgrade internet, wifi, phone, voicemail, and add one-time installation; approximately \$50 increase for internet upgrade; motion to approve Spectrum internet upgrade to \$307.33/month made by Allen Searles, seconded by Pat Scanlan. ALL IN FAVOR, SO CARRIED.

CLERK'S REPORT: Debbie Bromeland. Made deposit of \$2,310.00; released 9 liens; transferred 8 properties to Walworth County due to foreclosure; 6 new home owners.

PRESIDENT'S REPORT: John Winters.

Bylaw 4.01 - No late fees/interest until 10/1/20. Motion to accept 1.75% interest after 10/1/20 made by Bill Legge, seconded by Pat Scanlan. ALL IN FAVOR, SO CARRIED.

Approve pay increase for Pat Bromeland - Motion to increase pay from \$10/hour to \$15/hour for Pat Bromeland made by Allen Searles, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED.

Approve pay increase for Debbie Bromeland - Motion to increase pay from \$10/hour to \$15/hour for Debbie Bromeland made by Allen Searles, seconded by Doug Adams. ALL IN FAVOR, SO CARRIED.

Naming beaches. Dropping.

100th anniversary - Richard Klein will head but needs volunteers to help. Marla Walsh to put on webpage.

NEW BUSINESS

Appeals Como Community Cares - Lawyer (Ben Cross) for Nicewarner, Bromeland, Ruswick, Bradley, spoke. Disputing allegations/violations. Ashley Renz, our attorney, spoke. Board has right under bylaw 2.02 and 3.06 re violations. Up to board to decide reinstatement. Motion to drop all charges made by Allen Searles, seconded by Mike Spread. HAND VOTE – 6 opposed, 2 agree. No reinstatement.

STANDING COMMITTEES

FINANCE COMMITTEE: Gene Decker. Financial statement - Completed for 2018/2019. So - Motion to pay officers starting in August made by Bill Finkel, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED. Board members will also start being paid again as of this meeting.

Auditor - Have 3 bids, Jablonski \$3,500; Chamberlain \$3,250-3,750 & \$750; Seitzberger \$5,100. (only CPA review, not audit; includes independent review of books and tax forms). Finance Committee recommends Jablonski; other option to stay with Chamberlain. Do review for 3 years, in 4th year do audit. Motion to approve hiring Jablonski made by Allen Searles, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED. Jablonski second bid to do all 3 years (won't do audit) \$3,500, \$3,600, \$3,700. Will hire someone else for audit at that time. Motion to approve hiring Jablonski for 3 years made by Allen Searles, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED.

Approve mailing for unpaid association dues – Motion to remail statements to people who have not made payment of this year's dues made by Ruby Chambers, seconded by Pat Scanlan. ALL IN FAVOR, SO CARRIED.

LAKEFRONT COMMITTEE: Marla Walsh.

Jamie's Twigs & Branches – bid of \$2,700 to remove all mulch by hand and replace with native seed and straw, dirt, labor. Putting in 5 trees this year in a 3-year plan. Will apply for grant next year. Motion to approve up to \$3,700 for mulch work made by Bill Finkel, seconded by Doug Adams. ALL IN FAVOR, SO CARRIED.

Approval for pavilion permits/fees: Tom Cavadias – Motion to approve up to \$1,200 for county permits for proposed pavilion (32x56) on lakefront made (refundable by county if not approved) by Ruby Chambers, seconded by Bill Legge. Survey has been done (approved) previously.

Approval for pavilion architect fees: Tom Cavadias – Motion to approve \$1,000 for proposed pavilion architect fees made by Ruby Chambers, seconded by Pat Scanlan. ALL IN FAVOR, SO CARRIED.

PIER COMMITTEE: Marla Walsh.

Approve pier spot switch – Motion to approve pier spot switch 135 and 107 made by Bill Finkel, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED. Motion to have a deceased member's wife name replace his on waiting list made by Bill Finkel, seconded by Pat Scanlan. ALL IN FAVOR, SO CARRIED.

CLUBHOUSE COMMITTEE:

Vote/approve security system: Ruby Chambers – Recommend Southern Lakes Alarm Co. Rewire windows, doors, installation, equipment, cost around \$6,600. Will include offsite monitoring (Alarm.com) to cost another \$116 every 3 months. Motion to approve hiring Southern Lakes Alarm Co. for \$6,500-\$7,000 made by Bill Legge, seconded by Pat Scanlan. ALL IN FAVOR, SO CARRIED. Motion to approve hiring Alarm.com for offsite monitoring for \$116 every 3 months made by Bill Finkel, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED.

Approve Bill Legge to committee – Motion to nominate Bill Legge to Clubhouse Committee made by Pat Scanlan, seconded by Doug Adams. ALL IN FAVOR, SO CARRIED.

Bids – committee meeting Friday to discuss; update at next workshop.

Webpage access/clubhouse – Marla Walsh. Need update; cancel? This webpage is separate from association. Clubhouse committee will check out.

Basketball court – New basketball hoop/stand purchased for \$450. Requesting another \$450 second one. Has bids to fix court cracks and sealcoating=Paul Hawling \$800; Pave It Black \$277. Motion to

approve 2 backboards and sealcoating (by Pave It Black) made by Bill Legge, seconded by Pat Scanlan.
ALL IN FAVOR, SO CARRIED.

ACTIVITIES COMMITTEE: Ruby Chambers. Cancel Labor Day picnic. On hold for chili cook-off, Halloween, Breakfast with Santa.

BYLAW COMMITTEE: Pat Scanlan.

T. Kelly bylaw requests and all others previously submitted have been previewed for the October meeting. A request has been made to change timeframe of 90 days to committee to 45-60 days. Look into for spring meeting.

FUNDRAISING COMMITTEE: Tina Invergo

Memorial trees – Trees need to be replaced on lakefront. Discuss at next workshop a memorial fundraising for the purchase of these trees. Place on facebook, webpage.

OTHER COMMITTEES

COMMUNICATION

SECURITY: Debbie Bromeland. 1,205 members at the main beach in August.

Approve glass collection box/Parker Pena – Motion to allow Parker Pena build a collection box to be put at the main beach for glass found on beach made by Ruby Chambers, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED.

NEW BUSINESS

Conflict of interest disclosure statement: Pat Scanlan. Fill out at next workshop.

OPEN

Pat Pine – police boats on lake; lakefront benches.

ADJOURNMENT

Motion to adjourn made by Bill Finkel, seconded by Doug Adams. ALL IN FAVOR, SO CARRIED.

This meeting complies with Wisconsin Open Meeting Laws and is accessible to those individuals with disabilities.