

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 21, 2021
7PM = VIA ZOOM

WELCOME: John Winters

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion to approve agenda made by Allen Searles, seconded by Bernadette Moran. ALL IN FAVOR, SO CARRIED.

OFFICER REPORTS

SECRETARY MINUTES: Transcribed by Judy Decker – 9/17/20. Motion to approve minutes made by Bill Legge, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED. Transcribed by Judy Decker – special board meeting 9/24/20. Motion to approve minutes made by Bill Legge, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED. Minutes to be posted on the webpage.

TREASURER'S REPORT: Mike Spread. \$93,619.91 in the bank (paid \$12,000 in property taxes, major expenditure for month); \$400 bar; \$200 clerk. Motion to approve treasurer's report made by Bill Finkel, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED.

CLERK'S REPORT: Debbie Bromeland. \$997 deposits; 7 HOA requests to purchase property. Motion to approve clerk's report made by Bill Legge, seconded by Bill Finkel. ALL IN FAVOR, SO CARRIED.

PRESIDENT'S REPORT: John Winters. Two District Directors positions open – one in District 2 and one in District 5. Letter of intent from Janet Kowalski for District 2 (lives in District 2) and Greg Ruswick for District 2 (lives in District 4). Discussion – Janet only attended 2 meetings past year (need 3); Greg attended many meetings but doesn't live in district. Bill Finkel motioned to approve Janet to District 2, Bill Legge seconded. 10 approved. Stephanie Nicewarner opposed due to bylaws – need 3 meetings. Tabled to February 2021 workshop. Letter of intent from Tom Cavadias for District 5 (lives in District 5). Approved by all. Tom Cavadias sworn in as District 5 Director.

Parliamentarian: John Winters. John suggests having Tim Kelly as our Parliamentarian (bylaw 3.04) Motion to approve Tim Kelly as parliamentarian made by Bill Finkel, seconded by Doug Adams. 10 in favor. Stephanie Nicewarner opposed. As Parliamentarian Tim will act as an impartial advisor to the Board, not as an attorney (no legal opinions).

FINANCE COMMITTEE: Gene Decker. Current bylaw indicates 1.75% per month late fee. Submitted proposed bylaw change to Bylaw Committee for \$20.00 flat rate late fee. It will be presented at May membership meeting for approval.

PIER COMMITTEE: Marla Walsh. Motion to approve Pier Rules and Agreement with date (year) change made by Bill Finkel, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED. Pier spots open – 17, 53, 81, 120, 151A. Pier Committee asking to eliminate pier spot 31A (too close to other piers) and reassign that pier spot holder individual (at 31A) to per spot 17. Motion to approve this elimination/reassignment made by Bill Finkel, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED. Right now pier spot 81 is an open pier spot right along side auction pier spots 82 and 83. Pier spot 89 is an auction spot. Pier Committee asking to make pier spot 81 an auction pier spot and make pier spot 89 an open pier spot (so

81, 82, and 83 are all auction pier spots together). Motion to approve these changes for pier spots 81 and 89 made by Bill Legge, seconded by Bill Finkel. ALL IN FAVOR, SO CARRIED. Pier spot holder 59 asking to move to pier spot 89; pier spot holder 30 asking to move to pier spot 53. Motion to approve these two changes made by Bill Legge, seconded by Bill Finkel. ALL IN FAVOR, SO CARRIED. After these changes, pier spots open are 30, 59, 120, 151A. Top four applicants on pier waiting list will get letter informing them of open pier spots. Bill Finkel makes a motion to delegate the East end of the Association property, between Acacia and Cherry, for conservation and recreation use only, seconded by Bill Legge. Discussion. Table to February 2021 workshop.

CLUBHOUSE COMMITTEE: Ruby Chambers. Waiting on bids for remodel of office and bar area. Security systems will arrive next week to install last camera and combustible gas detector.

LAKEFRONT COMMITTEE: Marla Walsh. Continued work - 17 trees need attending to. Jamie Twiggs will remove/trim/clean up difficult trees (7) along with getting permits for all trees (17) for \$4,220.00. 10 trees will be taken care of by volunteers. Motion to approve continued tree work for \$4,220.00 made by Bill Finkel, seconded by George Krause. ALL IN FAVOR, SO CARRIED.

ACTIVITIES COMMITTEE – Nothing

BYLAWS COMMITTEE – All bylaw revisions to attorney by March 1 for presentation to membership at May meeting for approval.

FUNDRAISING COMMITTEE: Memorial trees. Sold 8 trees. 5 trees purchased by Kelly Family (planted).

OTHER COMMITTEES

COMMUNICATIONS: Nothing.

SECURITY – Nothing.

OLD BUSINESS – Nothing.

NEW BUSINESS – LCBPOA Members Forum on Facebook. Discussion as to whether LCBPOA name can be used. Table this subject for February 2021 workshop/meeting; after attorney review.

Question came up if Debbie Bromeland is interim clerk or permanent. Appointed to beach security; changed to 'attendant' last June. Table to February 2021 workshop.

OPEN

Pat Bromeland reported on repair of clubhouse ice maker. Continue to purchase bags of ice; wait for new ice maker within remodeled bar. Water softener/filtering system with remodeled bar?

ADJOURNMENT

Motion to adjourn made by Bill Legge, seconded by Bernadette Moran. ALL IN FAVOR, SO CARRIED.