

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION

Annual Spring Membership Meeting

May 20, 2018

1:00 PM

WELCOME: Ed Gritzner

PLEDGE OF ALLEGIANCE

ROLL CALL OF DIRECTORS: Ed Gritzner, John Winters, Judy Zebrowski, Gene Decker, Tina Invergo, Bernadette Moran, Rich Kieszowski, Paul Todd, Marla Walsh, Bill Finkel, John Sullivan, Ruby Chambers, Allen Searles, Stephanie Nicewarner.

Motion to change order of Agenda by Allen Searles/John Winters 2nd., ALL IN FAVOR, SO CARRIED.

PROPOSED BYLAW CHANGES:

Article 5.03 - Motion to eliminate Article 5.03 and remove the reference to the Fall Membership Meeting in Article 5.01. by Pat Bromeland/Bill Finkel 2nd. Discussion - Gene Decker – Same motion 7 or 8 years ago. Lost by a narrow margin. Suggest third Sunday in July. VOTE 71 YES – 29 OPPOSED - MOTION CARRIED.

Article 7.05 – Motion to read “ Also, the clerk collects parking fees and dues and issues parking/beach identification to regular members in good standing.” by John Winters/Dawn Schiefelbein 2nd., VOTE - YES 108 0 OPPOSED - ALL IN FAVOR, SO CARRIED>

Article 8.01 - Motion to replace words “certified public account” with “independent qualified accounting firm” by Bill Finkel/Rich Kieszowski 2nd, Discussion – Ron Moretti – What is qualified accounting firm? Gene Decker – Need better language in bylaw. Tim Kelly – 3207 Violet – The difference between us and other small business is you spend our cash, you handle our cash.. Last audit we had – audit needs to have opinion from CPA every four years. Gene Decker – Cash basic accounting. VOTE Yes 0 OPPOSED 110 - MOTION FAILED.

Article 9.02 Motion to read “a regular member of the Corporation who has fully paid all assessments, fees and dues for the current and all proceeding years by required due date.” by Gene Decker/John Sullivan 2nd. Discussion – John Winters/Rich Kieszkowski 2nd. Motion to divide – 1st. Part, Required due date, 2nd. Part, Required pier changes. Gene Decker - Changed fees billing date therefore Changed due date. Julie Klien – Do not vote when not worded right. John Sullivan – 2nd. Part should be voted no – a mess.

VOTE on First Motion - YES 89 OPPOSED 21 - MOTION PASSED.

Motion on 2nd. Part by Gene Decker/Shirley Gorz 2nd. Discussion : John Sullivan – against motion, should be defeated because of wording. Tabled – go back to bylaw committee.

VOTE on Second Motion Tabled And go back to bylaw committee. - YES 107 OPPOSED 3 - MOTION FAILED.

Article 13.5 Succession of Pier Decedents, “ Pier positions applications and waiting list applications cannot be offered, promoted or included in the sale or transfer of property. However, pier privileges for application may have a one-time extension to a surviving spouse, domestic partner, or first generation descendent, who is a qualified property owner. Any extension is subject to the approval of directors of the LCBPOA who reserves and retains all authority, rights and privileges.” Steve Koch – Language very vague. Could be law-suits. Needs to be re-written. Motion to Table 13.05 until it can be re-written by bylaw committee and be review by LCBPOA Attorney by John Sullivan/Pat Bromeland 2nd., Discussion - Bill Finkel - Disagree, six months ago it was brought to board. 2 to 5 people get new piers each year , so if you are over 50 you won't live long enough to receive pier. Think we go ahead and vote today, Pat Bromeland - Waiting 12 years and do not have a pier. It would go twice to my wife and than to my son. Gene Decker – LLC/Trust – what happens when Trustee dies. Pier place is a lease – Board does not allow lease. Julie Klien – If we have a lawyer how is wording inappropriate? John Winters – Property value. Contract holders can file suit. Lease is a contract. Rich Kieszkowski – When did we put first generation in? Tom Battaglia – Is assigned a pier. Wants his kids to have a pier.

Mary King – Can we re-word now and vote. Can we make a motion to have a special meeting in August. Ted Kusnierewicz - Why wasn't this posted and discussed before. Jenny Swanson – Should have everything being voted for in quotation marks. Ron Moretti – Services are needed by attorney to review bylaws. Andy Smyth – First Spouse and Second Descendent if spouse dies. Al Hasenfang -

Vote on it today.

Motion to Table back to bylaw committee and review by Attorney. 74 YES 30 OPPOSED - MOTION PASSED.

Bernadette Moran – Motion for Special Meeting. Steve Koch – Need 25 Members to sign petition, 10 days notice to all members of Association (Mailing), and 10 days notice in Geneva Regional. Pat Bromeland – Re-write properly and put in Presidents letter.

OFFICERS REPORTS:

SECRETARY MINUTES: Transcribed by Judy Zebrowski - May 21, 2017, Motion to APPROVE by Janet Kowalski/Dawn Schiefelbein 2nd., ALL IN FAVOR, SO CARRIED.

TREASURERS REPORT: Gene Decker – 12 months later the numbers are almost identical from last year. Town Bank \$33,328. LAST YEAR \$34,000., Lake Shore \$1,028., Petty Cash \$100.00. Only thing different is Auction Piers \$34,382 this year. Made \$5,400. 6 Auction piers in 2018. Billed 1550 members and 88 chronic non-payers owe \$59,000. since 2010. Clubhouse restoration was \$440,000. We paid \$200,000. cash and a \$250,000. loan. Pay \$2,000. a month loan payment and extra \$25,000. a year prepayment. Loan should be paid off in next two and half years.

See Attached Budget.

Motion to Approved 2018/2019 Budget by John Sullivan/Ron Moretti 2nd., ALL IN FAVOR, SO CARRIED.

ADJOURNMENT:

Motion to Adjourn by Rich Kieszowski/Judy Zebrowski 2nd., ALL IN FAVOR, SO CARRIED.

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