

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JULY 18, 2019

WELCOME: Ed Gritzner

PLEDGE OF ALLEGIANCE

ATTENDANCE: Ed Gritzner, John Winters, Judy Decker, Paul Todd, Debbie Bromeland  
Tina Invergo, Candy Coffey, Rich Kieszowski, Bill Finkel, Doug Adams, Bernadette Moran, Ruby  
Chambers, Allen Searles, Stephanie Nicewarner. ABSENT: Bill Legge.

APPROVAL OF AGENDA: Motion to approve amended agenda by John Winters, seconded by Allen  
Searles. ALL IN FAVOR, SO CARRIED.

OFFICERS REPORTS:

SECRETARY MINUTES: Transcribed by Judy Decker – June 20, 2019. Motion to approve minutes by Allen  
Searles, seconded by Rich Kieszowski. ALL IN FAVOR, SO CARRIED. Minutes to be posted on the  
webpage.

TREASURER'S REPORT: Paul Todd. There's \$600.00 in petty cash; \$181,206.90 in the main checking  
account; \$23,273.65 in the clubhouse account; for a total of \$205,080.55. Balance of the loan payable to  
Town Bank for the clubhouse restoration is \$52,832.34. Paul turned in his resignation effective July 31,  
2019. Has one concern regarding clubhouse being leased out/sponsored to non-members through a  
member for a cheaper price package. It will be discussed with the appropriate people. Need treasurer  
soon. Stephanie Nicewarner nominated Gene Decker, seconded by John Winters. Gene declined. Jane  
McGowan declined. Pat Scanlon declined. Tim Kelly is not a resident, so declined. Gene Decker looked  
into accounting firms to do the work independently/professionally on quick books. Quotes were in the  
neighborhood of \$40-\$50/hour. Thinks this work would take 30-40 hours per month. Capable of doing  
payroll, which we send out. Talking \$1,500-\$2,000/month. Need treasurer by the end of July. Tim Kelly  
suggested Finance Committee can get together to come up with a candidate. Board agrees; Stephanie  
Nicewarner thinks it's a conflict of interest - Finance Committee is supposed to oversee the Treasurer.  
There would have to be a special board meeting to approve the Finance Committee's suggestion for  
Treasurer by the Board. Gene Decker doesn't see urgency – Debbie Bromeland is capable of handling  
the job for the time being. Bylaws dictate we have to have two signatures on checks, the President or  
Vice President along with the Treasurer. Finance Committee to get back to Ed Gritzner ASAP. Discussion  
of paying off loan of \$52,832.34: Right now paying \$990.00 monthly, with \$270.00 in interest and rest in  
principal. Allen Searles doesn't want to pay off now. Paul Todd comfortable it can be done. John  
Winters, pay \$25,000.00 this year and then pay off next year. Tim Kelly suggested the Finance  
Committee review everything and come back next month. Motion made to pay off the \$52,832.34 loan  
by Stephanie Nicewarner, seconded by Bill Finkel. ALL IN FAVOR, SO CARRIED.

CLERK'S REPORT: Debbie Bromeland. Collected \$3,597.00 this month. 257 late notices mailed out.  
Anyone owing for more than 2 years got a note that a lien will be placed on property. Approximately 20  
who owe \$1,000.00 or more. Pier Committee informed of pier holders, pier waiting.

PRESIDENT'S REPORT: Ed Gritzner – nothing.

STANDING COMMITTEES:

FINANCE COMMITTEE: Allen Searles. Met Tuesday, July 16, to reconcile June records. With full  
committee can now focus on the committee's duties as outlined by the bylaws. Regarding the 2018-

2019 audit, the Finance Committee is asking the Board if there is an engagement letter with a firm; and, if so, when are they scheduled to begin. The audit must begin 90 days of the end of the fiscal year, which is by the end of August. If not, the Finance Committee would like to assist the Board in seeking bids to get the work done soon.

PIER COMMITTEE: Bernadette Moran. New forms for pier applications, waiting list given to Board for approval. Board given latest proposed change to the bylaws for pier succession. This has to be presented to the Bylaws Committee 90 days prior to the annual meeting in October. Next bylaw meeting Monday July 22. Bernadette Moran and Marla Walsh both took back their resignations from the Pier Committee. Stephanie Nicewarner wants more time to compare new application with old application. Ed Gritzner tabled the new forms for the August meeting. ALL IN FAVOR. Vote on next month. Pat Scanlon – Request for pier bylaw change has been tabled twice and with a 90-day window to submit, there are members of the bylaw committee in attendance, can it be submitted tonight. This bylaw is revised from the May meeting. Ed Gritzner will turn over to John Sullivan, bylaw committee. Gene Decker – Had a pier inspection tonight, the piers that had been inspected on June 15 and were told that 25-30 piers in violation that all had been rectified. Tonight 6 of these still do not have numbers on them. Need warning letter because already been notified. The Pier Committee has two questions that they want the Board to address: (1) 2 piers in their opinion are completely unsafe. Does the Committee have the authority to notify those people that we consider their pier to be in unsafe condition and authority to take action if they refuse to do anything. Ed Gritzner says the Pier Committee has the authority to make contact to inform them of the violation. (2) There are 2 piers with chains/gates on them, which are violations of DNR rules for open access to the pier. Should the Pier Committee notify them of the violation. Decided Committee doesn't have authority; contact DNR for them to take action. There are 178 people on the pier waiting list. Approximately 25 of them are late payers. Pier committee job to notify those people that they are late and they will be removed from the pier waiting list unless they provide us with a request for a hearing with an explanation.

CLUBHOUSE: John Winters – nothing.

ACTIVITY: Tina Invergo. Thank you to everyone who helped/donated at the July 4<sup>th</sup> parade. \$383 donated. Hotdogs cost \$39.75; donated by In The Drink, but actually wrote a check for \$157.57.

LAKEFRONT COMMITTEE: Gene Decker – Two new picnic tables were completed; lighter frame. Would like to order 8 more picnic tables. Reconsider the pavilion where the second volleyball court is in front of ITD. We quoted the pavilion about 3 years ago with concrete flooring and open sides at around \$30,000.

OTHER COMMITTEES:

COMMUNICATIONS: Stephanie Nicewarner – nothing.

SECURITY: Debbie Bromeland. There were 598 members on the beach so far this year (not including July 4). Non-members were 43; dogs 5; glass 7; golf cars by piers 4; vehicles without tags 18; expired tags 5; biggest problem right now is kayaks/canoes in the swim area 7. Videos have been downloaded on thumbdrives and locked up in the file. Golf cart passes – Allen Searles checked with insurance company and there are no liability issues.

OLD BUSINESS: Nothing.

NEW BUSINESS: Ed Gritzner – 2018-2019 audit. Bylaw 801 requires we have a reconciliation by a certified public accountant within 90 days of the close of the fiscal year, which is the end of August. Use Joe Jablonski for reconciliation or another. Allen Searles says Joe does good job. Tim Kelly, Finance Committee, bylaws require 3 bids. Jablonski not on retainer fee. Finance Committee will take care of getting 3 bids.

Ed Gritzner -Parking on Lake Shore Dr. – Joan Ward, Papa’s Blue Spruce, needs to know correct parking regulations. Beach pass required for parking at the West end beach at the guardrail, Assn. property, or in a turnaround. Along Lake Shore Dr. if you’re within 25 feet from the center of Lake Shore Drive, you can park there parallel to LSD. Beyond that 25 feet it’s Assn. property. First 8 feet off the road is the town easement. The guardrail was removed from Papa’s area of parking; people were asked to not park along the current guardrail (Duffy’s beach) because it’s only about 1 foot off the road and if you park there you’re basically blocking the road. Joan Ward recommends offering more than two beach parking passes. Each JLCB number gets two beach passes.

**OPEN MEETING DISCUSSION;**

Pat Bromeland - Clubhouse urinals – Three urinals in the men’s bathroom are leaking, need to take out and reseal. Stephanie Nicewarner indicates Pat needs 3 bids for work. Ed Gritzner asked if this was an emergency situation and Pat says yes; Ed says 3 bids not needed. Find the plumber who did the clubhouse renovation.

**ADJOURNMENT:**

Motion to adjourn by Allen Searles, seconded by Stephanie Nicewarner. ALL IN FAVOR; SO CARRIED.

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