

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
June 20, 2019

WELCOME: Ed Gritzner

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA: Motion to approve agenda by John Winters, seconded by Rich Kieszowski. ALL IN FAVOR; SO CARRIED.

OFFICERS REPORTS:

SECRETARY MINUTES: Transcribed by Judy Zebrowski – April 18, 2019. Motion to approve minutes by Allen Searles, seconded by John Winters. ALL IN FAVOR; SO CARRIED. Minutes to be posted on the webpage.

TREASURER'S REPORT: Paul Todd. Petty cash is \$600.00; main checking is \$185,298.17. The Clubhouse account, which we will not be using anymore, is \$23,275.65. Putting Clubhouse account into main account – one balance sheet, one statement. Motion to accept Treasurer's Report by Allen Searles, seconded by Bill Legge. ALL IN FAVOR; SO CARRIED.

CLERK'S REPORT: Debbie Bromeland. Monies received this month is \$36,129.75. Released two liens. Also on her report is the election results.

PRESIDENT'S REPORT: Ed Gritzner – nothing.

STANDING COMMITTEES:

FINANCE: Allen Searles. Allen and Paul Todd did the reconciliation on 6/19/19; all finances perfect. Motion to approve Tim Kelly to the Finance Committee by John Winters, seconded by Doug Adams. 11 IN FAVOR; 1 OPPOSED (STEPHANIE NICEWARNER). MOTION CARRIED. Tim Kelly sworn in. Jane McGowan arrived late to the meeting. Motion to approve Jane McGowan to the Finance Committee by Doug Adams, seconded by Bill Legge. ALL IN FAVOR; SO CARRIED. Jane McGowan sworn in.

PIER: Bernadette Moran. The piers were checked on 6/17/19. Couple issues, numbers on piers. All good. Bill Finkel ran in the election for the Pier Committee; won; had not been sworn in; and now wants to withdraw. Contacted one of the write-in candidates, George Krause, and he has accepted. Motion to approve George Krause to the Pier Committee by Bill Finkel, seconded by Rich Kieszowski. ALL IN FAVOR; SO CARRIED. George Krause sworn in.

CLUBHOUSE: John Winters – nothing.

ACTIVITY: Tina Invergo. July 4 parade/picnic. Flyers around town, on facebook. Free food – hot dogs, brats, salads, other donated dishes. Watermelon needed. Ed Gritzner has collected \$25.00 in donations from Freddie's and \$25.00 in donations from Handimart for the kid's decorated bike contest. In The Drink is donating a gift certificate for a pizza party. ITD donating money for the purchase of the hot dogs. Debbie Bromeland volunteered to purchase prizes with the cash donations for kid's decorated bike contest. Tina has asked Women's Club for two volunteers to judge the kid's bike contest.

LAKE FRONT: Gene Decker – nothing.

#### OTHER COMMITTEES:

COMMUNICATIONS: Stephanie Nicewarner. Can change website over to allow for bigger files without creating a new website; but do need to download the old site to a program that has been installed and upload as a new website. Probably won't be dealt with until Fall.

SECURITY: Debbie Bromeland. There were 150 members on the beach, 30 non-members, 1 glass container was found, and 3 vehicles parked on the grass. It was a wet month.

#### OLD BUSINESS;

Picnic Tables: Ed Gritzner. Bought 4 this winter; very strong, durable, handicap accessible. Gene Decker assembled them. Paul Todd ordered 2 more lighter, non-handicap accessible tables for \$491.00. Allen Searles pointed out we don't need any more picnic tables. Debbie Bromeland pointed out that beach parties at the point of over 50 people are being moved to Duffy's or ITD's beach; so more tables would accommodate these crowds. Motion to approve the purchase of 2 more picnic tables by Stephanie Nicewarner, seconded by Paul Todd. Tim Kelly asked if the picnic tables are in the budget. Paul Todd says it comes out of the Lake Front. 11 IN FAVOR; 1 OPPOSED (Allen Searles). MOTION CARRIED.

#### NEW BUSINESS;

Driveway: Ed Gritzner. Jim Pody is looking for easement from LCBPOA to extend Chestnut Road, which is a dead-end road, south from the farm field at Alder. Wants to egress on unfinished Chestnut to gain access to build a garage. Agreements have been drafted; needs Board approval; Ed's signature. Motion to approve Jim Pody's easement by Stephanie Nicewarner, seconded by John Winters. ALL IN FAVOR; SO CARRIED.

Bags: Carly Blackman (In The Drink). Application for permit request for ITD to have Bags competition on the lakefront in front of ITD. Ed Gritzner; we require a permit for parties of over 25 when held on the LCBPOA lakefront. He has a permit request from ITD to use the lakefront in front of their business for Bags every Wednesday night from 6pm-9pm. Approximately 50 people in attendance. Motion to approve ITD's use of LCBPOA lakefront for Bags by Bill Legge, seconded by Bill Finkel. Discussion: Paul Todd doesn't feel we should give any continuous permission. One time occurrence is okay. By approving this permit he feels we're opening ourselves up for liability problems. Second request is for July 20, end of the season party. Motion to approve ITD's second request for July 20 party by Doug Adams, seconded by Bill Legge. Discussion: Richard Klein thinks it's good to see all the businesses in Lake Como thriving, but there's an awful lot of cars parking along Lake Shore Dr.; liability issues. Gene Decker brought up the Workshop meeting on 6/15/19 where parking was discussed, specifically at ITD and Papa's. Gene and John Winters looked into the possibility of expanding the parking areas at these 2 businesses toward the lake by adding 4-5 feet in width of the parking area so 20-foot pickup trucks can be off the road and not on the grass. The estimate/guess for doing this would be \$4,000-5,000. Could work on this in the Fall. Paul Todd thinks setting a bad precedent. Allen Searles thinks we should talk to our insurance carrier about what our liabilities would be and table until next month. Gene Decker, the first 8 feet off the road is easement; if everyone parks parallel, there could be cars parked up and down Lake Shore Dr. leaving no one to visit the parks. Bill Finkel asked about Freddie's cardboard boat races and was told it is a one-time permit. Stephanie Nicewarner is happy the bars are doing well but is not happy with the fact that cars are parking all over the lakefront and using it as a parking lot. Debbie Bromeland says the parks and playgrounds are for LCBPOA members in good standing. You give permission to one establishment to use the lakefront for themselves you have to give permission to others. Ted Kusnierewicz asked who's going to control the use of picnic tables regarding members and non-members. Bill Legge at least people are asking our permission. Pat Scanlon thinks we should give ITD permission for a month then revisit again in the Fall. The motion has been made and seconded to approve ITD's use of LCBPOA lakefront. 10 IN FAVOR; 2 OPPOSED (Paul Todd, Stephanie Nicewarner). MOTION CARRIED.

Director District #4: John Sullivan has submitted his resignation as Director in District 4; and Ed Gritzner has accepted. John will continue on the bylaws committee. Bernadette Moran had been a fill-in Director in District 1. She lives in District 4. Motion to approve Bernadette Moran as Director in District 4 by Rich Kieszkowski, seconded by Bill Finkel. ALL IN FAVOR; SO CARRIED. Bernadette Moran sworn in.

Fun Run: Carly Blackman (In The Drink). Starting a foundation providing a scholarship fund for high school seniors in Walworth County running long distance. The run/walk will be based out of the bars. The bars are on board. Not using any LCBPOA property, only road. Ed Gritzner indicated she doesn't need permission from the LCBPOA.

#### OPEN MEETING DISCUSSION;

Sandy Searles requested an update from the Bylaws Committee. Pat Scanlon says the committee is working slowly. Doesn't think the Bylaw changes will be ready for the Fall meeting, maybe Spring (in his opinion).

Bernadette Moran is asking about the Fall meeting. Fall meeting was approved at the Annual meeting to be reinstated – 3<sup>rd</sup> Sunday in October. Final date to submit changes for the bylaws is 90 days prior to the meeting. Probably main subject at the Fall meeting will be regarding pier rules; the lawyer is unhappy with the wording.

#### ADJOURNMENT:

Motion to adjourn by John Winters, seconded by Bill Legge. ALL IN FAVOR; SO CARRIED.

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