

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes

February 21, 2019

7:00 PM

WELCOME: Ed Gritzner

PLEDGE OF ALLEGIANCE

ATTENDANCE: Ed Gritzner, John Winters, Judy Zebrowski, Paul Todd, Debbie Bromeland, Tina Invergo, Bernadette Moran, Rich Kieszkowski, Bill Legge, Bill Finkel, Ruby Chambers, Allen Searles, Stephanie Nicewarner. ABSENT: Doug Adams. EXCUSED/ABSENT: John Sullivan.

APPROVAL OF THE AGENDA:

Motion to Approve Agenda by Bill Finkel/Rich Kieszkowski 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

OFFICERS REPORTS:

SECRETARY MINUTES: Transcribed by Judy Zebrowski – January 24, 2019 – Motion to Approve Minutes by Allen Searles/John Winters 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

TREASURERS REPORT: Paul Todd - Quick Books updated. Signed and sent to accountant. Petty Cash \$100.00, Town Bank \$67,987.85, Pier Main Checking \$34,399.86, Lake Shore Restoration \$1,028.85, Prepaid Assessments \$9,714.58, Clubhouse Account \$17,110.30. Motion to Approve by John Winters/Bill Legge 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

CLERKS REPORT: Debbie Bromeland - Feb. 2019 – Receipts \$20,956.83, (Pier \$20,500.00), Liens released 6. Nominations will be presented at March Board Meeting. Please have any nominations or Letters of Intent to the secretary by then. Elections are for Vice President, Secretary, District Director One (2), District Two (2), and Pier Committee (3).

PRESIDENTS REPORT: Ed Gritzner - nothing

STANDING COMMITTEES:

FINANCE: Allen Searles - Working on Budget for 2019/2020. Reconciliation complete.

PIER: Bernadette Moran - 108 pier applications paid, 5 auction applications.

CLUBHOUSE: John Winters – nothing

ACTIVITY: Tina Invergo - Everything set for Easter Egg Hunt, April 20<sup>th</sup>., at 10:00 AM.

LAKE SHORE: Gene Decker - nothing

BY-LAW: nothing

#### OTHER COMMITTEES:

COMMUNICATIONS: Stephanie Nicewarner - nothing

#### OLD BUSINESS:

Update on status of and expected delivery of the 2017-18 Fiscal Year Financial Audit- Tabled from Oct. 18, 2018. Contacted by Paul Todd and Ed Gritzner, Rough Draft, should be done soon.

Update on Board actions to remedy acknowledged financial management and reporting By-law violations from 2013 to 2017\*(including a report on Association Counsel's legal advice concerning same) – Tabled from Oct. 18, 2018. Ed Gritzner - Tabled until next meeting by Rich Kieszowski/ Paul Todd 2<sup>nd</sup>. ALL IN FAVOR, SO CARRIED.

Request for Special Meeting of the Members to discuss acknowledge Bi-law financial management and reporting violations, prohibited Board compensation paid 2017\* and violations of Section 6.02 By-law requirements for purchases in excess of \$500. - Tabled from Oct. 18, 2018. Ed Gritzner - Attorney working on. Tabled until next Meeting by John Winters/Rich Kieszowski 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

New Picnic Tables - Stephanie Nicewarner - 4 bids. Recommend - bid from Pilot Rock. \$227.00 and second one for half price. Tube Frame. Wood about \$100. Boy Scouts will put together. Motion to buy 4 new picnic tables by Bill Legge/Bill Finkel 2<sup>nd</sup>., ALL IN FAVOR. SO CARRIED.

File for Life Gene Decker - Town Board to put in buget for next year. Association can get 200 packets for \$400. to give to Members 65 and over and upon request. Motion to purchase 200 "File for Life" \$400. by Allen Searles/ Ruby Chambers 2<sup>nd</sup>., ALL IN FAVOR , SO CARRIED. Fire Chief from Elkhorn to come to next meeting.

#### NEW BUSINESS:

Boulders for Lake Shore - John Winters - 3 Bids, Thelen Gravel for a ton of -16

inch boulders are \$50., Midwest Aggregate for a ton of hand picked boulders are \$85., Super Aggregate for a ton of boulders are \$105. delivered - \$71. if John picks up. Gene Decker - East 30 feet of beach front is a vein of moss or rotted garbage or ??? (swamp to east edge of water) dark spots which tested for e-colic 600 to 1000. Closed beach. Town crew dug up vein, filled with heavy material, During thaw, ice pushed sand back and exposed area again. Put boulders to hold sand in place before thaw. Can rent town back hoe. John Winters - Filans \$1,100. a load and \$450. for truck. Two loads needed \$3,100. Motion to Purchase 2 loads of Boulders for \$3,100. from Filans by Bernadette Moran/Bill Finkel 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

2019-2020 Calendar Stephanie Nicewarner – Corrections made. Motion to adopt 2019-2020 Calendar by John Winters/Rich Kieszowski 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

Pier Issues Stephanie Nicewarner - Why were applications changed without Board Approval? Bernadette Moran. Had no help. Confusing. Ed Gritzner - Too late this year. Next year correct.

#### OPEN MEETING DISCUSSION:

Gene Decker - By-law Committee should present copies of corrected By-laws at May Spring meeting to be reviewed by members and voted upon at a Special Membership Meeting in June or July.

Bernadette Moran - Presented Revised Pier Succession By-law Section 13.05 and 13.05a at workshop. Ed Gritzner - Will present to our Attorney.

#### ADJOURNMENT:

Motion to Adjourn by Ed Gritzner/Paul Todd 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

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

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