

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
AUGUST 15, 2019

WELCOME: Ed Gritzner

PLEDGE OF ALLEGIANCE

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

CLOSED SESSION

APPROVAL OF AGENDA: Motion to approve agenda by John Winters, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED.

OFFICERS REPORTS:

SECRETARY MINUTES: Transcribed by Judy Decker – July 18, 2019. Motion to approve minutes by Allen Searles, seconded by Doug Adams. ALL IN FAVOR, SO CARRIED. Minutes to be posted on the webpage.

TREASURER'S REPORT: No treasurer. We have been without a Treasurer since the end of July. We would like to appoint Debbie Bromeland as Interim Treasurer. Motion to approve Debbie Bromeland as Interim Treasurer by John Winters, seconded by Doug Adams. ALL IN FAVOR, SO CARRIED. Debbie Bromeland was sworn in as Interim Treasurer.

CLERK'S REPORT: Debbie Bromeland – Collected \$9,614.31 this month. Released 2 liens. Had 10 property owner changes. Purchased an external hard drive, installing today.

PRESIDENT'S REPORT: Ed Gritzner – The Clubhouse loan was repaid in full in July, 5 years early. Please stay after the meeting for a small celebration.

STANDING COMMITTEES:

FINANCE COMMITTEE: Tim Kelly – Reconciliation for July not done; will send in an email next week.

Proposed conflict of interest policy statement and annual disclosure form: Motion to approve conflict of interest policy by Stephanie Nicewarner, seconded by John Winters. ALL IN FAVOR, SO CARRIED.

Annual review and 990 RFP process and Finance Committee recommendation: Motion to hire John Chamberlain (C&H CPA's) for 2018-2019 fiscal year annual review by Allen Searles, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED.

Proposed retention of bookkeeping and payroll service provider: Motion to hire Michael Roberts, CPA, for monthly accounting services by Bernadette Moran, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED.

Insurance coverage RFP: Motion made to have Finance Committee find complete insurance coverage by Ruby Chambers, seconded by Stephanie Nicewarner. ALL IN FAVOR, SO CARRIED.

PIER COMMITTEE: Marla Walsh – Motion to approve new pier lease application by Bill Finkel, seconded by Bill Legge. ALL IN FAVOR, SO CARRIED. Motion to approve new pier waiting list application by Bill Finkel, seconded by Doug Adams. ALL IN FAVOR, SO CARRIED. Seven Assn. members who have now paid dues need a hearing before the Board at the next workshop. Start the hearings at 11AM, after workshop. Checked with DNR regarding gates across piers – need to be open; chains across piers – have no rule. Pier Committee should come up with something in the rules regarding the safety of piers. Discuss at workshop.

CLUBHOUSE: John Winters – nothing.

ACTIVITY: Ed Gritzner – New Year’s Eve. Appetizers, bar, band. Motion to approve New Year’s Eve party and hire Corks & Classics for music by Ruby Chambers, seconded by Stephanie Nicewarner. ALL IN FAVOR, SO CARRIED.

LAKEFRONT COMMITTEE: Gene Decker – Submitted a budget for the Lakefront that included mowing and \$10,000.00 for tree removal. Hasn’t heard if this money was included in the budget. Board requirement for 3 bids for tree removal. Nothing has been spent for last couple years for tree removal. Tim Kelly looked at the budget, there is no money budgeted for tree removal.

OTHER COMMITTEES:

COMMUNICATIONS: Stephanie Nicewarner – nothing.

SECURITY: Debbie Bromeland – There were 751 members and 29 non-members at the beaches this month. Tags were a problem. Bodycams are downloaded. Ed Gritzner is working on getting a bodycam policy procedure put together.

OLD BUSINESS: Nothing

NEW BUSINESS:

Ed Gritzner: Need approval to have a special mailing referencing the October 13 member’s meeting regarding the proposed bylaw amendments. Approximately \$1,500 for the mailing. Have a letter in the mailing to explain the proposed amendments. Motion to approve special mailing by Bernadette Moran, seconded by Bill Finkel. Discussion: Stephanie Nicewarner approves mailing but thinks letter needs tweeking. ALL IN FAVOR, SO CARRIED.

Clubhouse keys: Ruby Chambers asking if there’s a list of who has keys to clubhouse and office.

Women’s Club: Helen Weisgerber – Some issues using clubhouse main room for bunco. Motion made to have Women’s Club bunco in main room by Bill Finkel, seconded by Doug Adams. ALL IN FAVOR, SO CARRIED.

OPEN MEETING DISCUSSION:

Richard Klein brought up that the clubhouse will have 100<sup>th</sup> anniversary coming up, 2027-2028. Let’s start planning a celebration.

Pat Scanlon: Suggests scheduled time limits for members comments.

ADJOURNMENT

Motion to adjourn by John Winters, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED.

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