

LCPOA MEETING MINUTES
Monday, July 28, 2014 7:00pm

Members Present: Bob Callison, Tim O'Neil, Robin Schoeck, Dennis Blain, Coleen Crampton, John Gosinski, Ron Phelps, Scott Dukate

Absent: Paul Bates

Pledge of Allegiance

Open Discussion:

John Piotrowski – Holiday Shores– feels we are doing a great job and wondered why only one set of minutes were on the website. Coleen Crampton explained that we had just begun posting them and they will not go on the website until they have been approved by the board. He would like to see us post what we have done “good” on the website and would like the website used more. John also feels we should put some security on the website so only members could have a password to sign on to it which would prevent it from being viewed by anyone outside the membership. He would like to know what the Pierson property cost us and was informed it was \$180,000. John stated he would help on a committee for deeded restrictions.

Ralph Smith – Bayview Shores – stated we ran short of food at the picnic and need to do better next year. He was informed by Coleen Crampton and Bob Callison that the order had been increased by 100 people over the previous year but we still ran out .

Pat Breniser – Cambridge Shores – Pat questioned what goes on in executive sessions and wanted to know what types of items were discussed. Bob Callison stated that usually just legal or personnel issues were covered during executive meetings unless something impromptu comes up. We will do a better job at pulling non-executive discussions from the executive minutes and add them to the regular meeting minutes going forward.

John Dale - Cambridge Shores – wants to know about weeds near Castlewood and are we going to take care of them. We explained we will bring the front end loader and dump truck to help load and haul away any large piles but, that we don't rake them out. He went on to say that the stones along Castlewood park have been sprayed and they want to know what was used. John stated he was not against them spraying but rather in how it is being done. The board informed him that we are using chemicals approved by the DNR and nothing different than what has been used in the past. John went on to talk about the boat ramp at Castlewood stating that it is sitting on top of the old ramp and it is now too high for proper loading/unloading. He asked if there was anything we could do to lower it so it's easier to load and unload watercraft.

Linda Dale – Cambridge Shores – Reported that her tally of the counts from Next door postings of satisfaction with respect to the park improvements were 51% in FAVOR versus 43% NOT in favor.

Dennis Scott – Bayview – wondered about the stumps at Castlewood and John Gosinski stated that it is on the list to be done. Dennis said the doggy bags were great. Bob Callison informed the members that there has been a problem of someone using the bag and then depositing it inside the bathhouse on the paper towel holder instead of the outside receptacle and asked everyone to be responsible going forward.

Ron Niedzielski –Riveria Shores - Gave kudo's for the outstanding fireworks! He also thanked the entire board for all of our work.

John Piotrowski – Holiday Shores - Asked how many property owners there were in the association and was informed it is around 1650 property owners with 2238 lots. He said that he understands the use of a survey to get input but also realizes that it's difficult to do things by consensus. He wanted to suggest that we post who we got bids from and which company won.

Pat Breniser – Commented about John Piotrowski's statement that recently she saw something on our website that showed where we got bids from two different vendors with respect to Park fertilization.

Open session closed at 740pm

President's Report – none

Vice President's Report – none

Secretary's Report - Requested approval of minutes for the regular and executive meetings held on June 23rd, 2014 and the Special meeting held on May 27, 2014. It was tabled as they had not been received by the board members in time to review before the meeting and will be voted on via email and approved.

SPECIAL NOTE: After the meeting and making some requested changes by board members for the above mentioned minutes it was voted on via email. A yea vote was received from Ron Phelps, Scott Dukate, Tim O'Neil, Robin Schoeck and Coleen Crampton. A nay vote was received from John Gosinski and Bob Callison. No vote was received from Dennis Blain, and Paul Bates. Motion carried to approve.

Treasurer – Ron Phelps stated the legal fees are at the limit that was budgeted. The rest of budget is on target and we will need to adjust some things to make up for that. Insurance is above budget due to the house we purchased on Cement City Road being put on the policy. Everything else looks fine. Coleen Crampton motioned to approve with a 2nd from Dennis Blain Motion carried.

Operations Report:

Maintenance: None

Monthly Dam – per Robin Schoeck - everything fine

Complaints/Comments/Communications –A folder was passed around for board review.

Committee Reports:

Building. Control – (1) garage (1) fence (1) addition were approved

Lake Control for weeds – Spot treatments done last Wednesday per Tim O'Neil. In general, the weeds are way down and we are well under budget for the year. PLM will make another assessment in the next month or so to see if further treatment will be needed this year.

Activities Committee – Picnic – already discussed

Miscellaneous:

Possible improvements on Cement City Road property – The realtor stated it would help to update the colors and dark woodwork for the house as she feels it will help in its selling. John Gosinski will get a bid for painting of the kitchen and woodwork and stated that he believes it will take between \$1,000 and \$1,500 to get it done.. Dennis Blain motioned to spend up to \$1,000 to get the painting done with a 2nd from Coleen Crampton. Motion carried.

By Law Change – Bob Callison stated he had a request from Police Chief Elwell, after an incident at a park where a resident was naked and in the water, to add something to the by-laws which states that members would be banned from using the parks if they were convicted of any criminal offense that happened while in the park including lewd and lascivious behavior. If they were seen in a park after that, the police could just arrest them for trespassing. The board decided not to change our bylaws since according to how we feel the law states it wouldn't make any difference. Basically the police can arrest them and prosecute them as long as someone will sign the complaint. Bob Callison stated if it required a signature he would not hesitate to sign it.

Audit Report – Bob Callison read most of the report to the audience talking about the audit of our financial statements. No board members had additional questions.

Nextdoor email postings – after discussion it was decided that no one on the board should respond or get involved in any controversy that is posted on Next Door. We will issue a statement on it to reflect our decision.

Rope swing at island – it was reported that someone put up a rope swing recently. We need to confirm if we have a lease for the property and we need to confirm we have insurance. So far we have found no proof that we have a lease on the property. Bob Callison stated our attorney recommended we take the swing down ASAP and we will get insurance on the island if we own it or lease it. Bob Callison stated he would investigate the ownership. In the past, the grandson of the owner had given the Association permission to erect the seawall around the property.

Brooklyn Chamber of Commerce home / lake tour – Bryan Gough, Cindy Hubbell and Dick Staub, representatives for the home tour attended the meeting to address the boards previous issues with the tour which is to take place on Sat. and Sun. August 9th and 10th:

Bryan Gough and Cindy Hubbell both spoke and stated that the Bedford East Park was chosen due to its size and the amount of usage it normally receives on a weekend instead of Hawthorne/Waverly that was previously requested by them. There will be two boats/pontoons on the lake at one time and they will have no signage on them per the boards direction. Cindy stated the sponsoring realtors want to be able to put up large signs showcasing their companies and we informed her they would only be allowed to put out only 1 or 2 small signs such as on a home for sale in the area or do handouts only. It was also decided that we would not allow the event to proceed unless they didn't put out advertising. Cindy agreed to our terms and stated she would let the sponsoring realtor and the marina know of our decisions. We will still need proof of insurance provided to the office prior to the event. Bob Callison asked the audience in attendance for a show of hands on how they felt about us going against our restrictions and allow for anything other than what we had already stated they would have to abide to.

All in attendance showed hands to agree with the board's decision not to go against our restrictions.

Dennis Blain motioned to adjourn the meeting with Robin Schoeck providing a 2nd at 8:39 PM.
Motion carried.

ADDENDUM MINUTES – Executive Meeting held after regular meeting held on July 28, 2014

After discussion it was decided that we will tow cars that are in the parking lots at the parks if they do not have a parking sticker from the association office. This would be done if they are still in the park after it closes at 10:00 P.M.

The following statement was approved to be posted on Nextdoor to inform all of its members of our decision as far as controversial discussions go: “On behalf of the board, we will not be responding to any further questions directly submitted to Nextdoor however, feel free to attend the monthly board meetings to have your questions answered.” Coleen Crampton will post it on the Nextdoor website in the near future.