

L.C.P.O.A MEETING MINUTES Monday, January 25, 2016 - 7:00pm

Pledge of Allegiance

Board members in attendance: Mike Olszewski, Paul Bates, Tim O'Neil, Dennis Blain, John Gosinski, Coleen Crampton, Scott Dukate

Board members absent: Robin Schoeck, Ron Phelps

Open discussion (members):

Desire Dukate, Activities Committee Report:

The following are activities they are talking about for 2016 & would like to get the board's support for:

- Welcome Back Kick Off
- Paddle Board Yoga (1-2 times a month)
- Food Trucks to visit parks, (different parks 1 time per month)
We need to monitor this to make sure there is no trashing of the parks & that each truck & workers are individually insured
- Schedule Todd Soper (DJ, Band) to come in on a scheduled basis
- Light up the Night weekend which will include Night Lights, Movie Night, Boats light up, etc.
- Fall Festival - Hay Ride, Donuts & Cider, etc.
- Xmas Lights Contest
- January Ice Skating
- Bus to Casino

Committee will put together schedule/calendar with activities & get back with us if they need anything else from us.

Dennis Blain motioned for the committee to set up a schedule & narrow down the calendar and items on it & bring it to the board for approval. John 2nd. All in Favor, Motion passed.

Ralph Smith, Bayview Shores - Would like to do the picnic at Castlewood this year. 1 problem would be to keep boats out of the swim area. We will put ropes attaching buoys that will help to keep them out of swim area.

Dennis Blain motioned to have the July 4th picnic at Castlewood. Paul Bates 2nd, All in favor, Motion passed.

Board said they will talk about details of the July 4th events at a later meeting.

Bob Callison, Bayview Shores - Someone backed their vehicle & snowmobile trailer up to the seawall behind the bathhouses so they could offload snowmobiles. There was discussion that people should be discouraged from doing this.

Ed Smith, Bayview Shores - Asked if a member could talk to someone who is at a park without a decal & tell them to leave. If done politely yes & if there is a decal on the vehicle let the office know what the decal # is so we can send the member a letter asking them to not drive on the grass areas in the parks.

OFFICERS REPORTS:

President: None

Vice President: None

Secretary:

Mike Olszewski asked for approval of the Regular Minutes for November 23, 2016. Colleen Crampton had a couple of questions before she would be ready to approve them. 1st question was under Maintenance, what was John getting other bids for? John Gosinski answered it was for the fence at the dam. The 2nd question was regarding Johns meeting with the DEQ regarding dredging. Colleen would like something in writing from DEQ stating what they told John at their meeting. John said he would try to get something that we can give to the engineering firm stating what they would approve. Colleen will get to the engineering firm & ask them about it after they get the information from the DEQ.

John Gosinski motioned to approve the November Regular Meeting Minutes, Dennis Blain 2nd, all in favor, motion carried.

Mike Olszewski asked for approval of the November Confidential Meeting Minutes. **Coleen Crampton motioned to approve the November Confidential Meeting Minutes, Dennis Blain 2nd, all in favor, motion carried.**

Treasurer:

As of December 31, 2015, the Lake Columbia Property Association had total assets of \$1,358,700. The Cash on hand as of 12/31/15 was \$686,222 of which \$379,900 is marked for Lake Management Reserve and \$109,784 is in reserve for the Dam. Our Cash on Hand was increased by \$53,568.91 due to the sale of a lot. Granger lead expenses for the month with a Trash expense of \$18,413. Fish Stocking was paid for at a price of \$7200. \$5,879 was paid to Aymond, Lozier, & Arora for October legal fees dealing with the Hawthorne property sale, the fence lawsuit and the Scollard lawsuit. There were no other significant expenditures for December other than normal operating expenses. This year's review to date for expenses compared with the 2015 allocated budget were on par except for the following:

- 1) Legal fees exceeded the 2015 budget by 40% (total for the year \$42,455) primarily due to the fence and Scollard lawsuits and bringing property acquisitions into the Lake Columbia Property Association.
- 2) Due to our delinquent members, and the transition from ADAC to Makower, Abbate as our collection agency to hopefully reduce the number our delinquent members, the fees for collections and bad debt exceeded the 2015 budget by 80% (total for the year \$24,713).

Treasurer's Report was tabled until next month.

OPERATIONS REPORTS

MAINTENANCE:

1. Dam Inspection OK
2. Dam Project will have to wait until this Spring
3. Sewer problem at the office has been fixed. The cast iron pipe running from the office to the sewer tie in had holes in it so it was replaced with a pvc pipe & heat tape & insulation wrapped around the pipe going under the sidewalk in front of the building. Cost of the fix was \$1221.79 all together. (Plumbing, Electrical, Excavating)
4. Nottingham Dock needs to be replaced since it has been beat up from members running into them & driving the boat away while still being tied up. We also need to place free standing posts next to the docks about a foot away. We will use the old one for parts and keep it in the back.
Dennis Blain motioned to buy a new dock for Nottingham Park and 16 posts. Tim O'Neil 2nd, All in Favor, Motion carried.
5. Ramp Locks: We need to add people to list of who can pick up Ramp Locks from Jackson Key Works.
John motioned to add Peggy and Andrea as people who will be able to pick up keys from our key & lock supplier. Tim O'Neil 2nd. All in Favor, Motion carried.
6. The truck needs to be taken in to be serviced.
Dennis Blain motioned to have the truck taken in to have the service done. John Gosinski 2nd, All in Favor, Motion carried.
7. The fence at the office needs repaired & painted. It cost to repair should be about \$500-\$600.
Coleen Crampton motioned to just have the fence repaired not & we can check on painting costs later. Dennis Blain 2nd, All in Favor, Motion carried.
Scott Dukate said he will check to see about having it painted by one of the school groups.

COMPLAINTS: Log was passed around to board members

COMMITTEE REPORTS:

- **Building Control** approved 1 House and 2 Additions
- **2016 Park Improvements:** They want to finish up Southern Shores & put the same equipment they put at Somerset there as well as a new slide & 3 benches. Tim will get prices for different sized Pavilions. They are also wanting to put a walking track around the area in the back used for a soccer field. They also want to get prices for a couple of Basketball hoops for the parking lot. They'd like to install it all sooner. Tim will order the playground equipment now.
- **Recorded Restrictions:** Harry Breniser reported the committee is on hold while they are waiting for the attorney to answer some of their questions. He did suggest that we try to put together a common document for all shores to approve. Harry was told he would not have any answers for them till the February meeting.

- **By-Laws:** New proposed By-Laws were announced, including no write-ins, no nominations from the floor, & if a member wants a proxy they have to request it themselves. All absentee ballots & proxies will have to be received in the office within 5 days before election. Other updates concern the items we had to address due to the new Non-Profit Condominium Association laws etc. Harry has additional wording to include regarding filling vacancies. He will send it over to the board for approval to include it as well.
- **Pierson Property:** The proposal for the property that was on the table fell through so we will now start clearing the property to improve the view.
- **Fish Stocking:** We stocked with 2500 5"-7" Perch & 1950 6"-8" Walleye on December 21. Our cost to stock this year was \$7200.
- **Ice Fishing Security:** Todd Wanty has given out 6 tickets this year and Andrea has given out 4 tickets. We are averaging about 2-3 people coming in to get Decals per week.
- Coleen had a call from Renegade Pest Company asking if he would be spraying the bathhouses and the office again. She was told to have him contact the office.

Miscellaneous:

- Action List - Items left or to be added to list are:
 - Putting signs up at Castlewood
 - Pilings at Somerset (waiting on weather)
 - Repair hole in Bedford Bathhouse
 - Bids on Dam Fence repair
 - Dam Repairs w/R & L Trucking (will be done in Spring)
 - Get more quotes for different size Pavilions - Tim O'Neil

OLD BUSINESS:

- Ice Fishing Tournament will be Saturday February 13 from 8 am - 1 pm. We will post information that Todd Wanty gives us in the office and on our website.

Scott Dukate motioned to adjourn at 8:55. Mike Olszewski 2nd. All in Favor, Motion carried.