

## **L.C.P.O.A MEETING MINUTES** Monday, October 24, 2016 - 7:00pm

**Meeting called to order at 7:00 pm**

### **Pledge of Allegiance**

**Board members in attendance:** Mike Olszewski, Paul Bates, Robert Shelby, Dennis Blain, John Gosinski, Coleen Crampton, Thomas Stachnik, Ron Phelps, Dave Dahl

**Board members absent:** None

### **Open Discussion:**

**Mark Umlauf, Royal Shores:** The township approved the first public hearing regarding paving the road at Archwood Circle. They are estimating \$3000 for each parcel that fronts on the road to pave it. The 2nd public hearing will be 1-14-17 and Mr. Umlauf will report back after that meeting with the outcome. The road will not be paved until May of 2017. Mr. Umlauf would also like to be able to coordinate things with a representative from the Association Board regarding having the approach (driveway) to Archwood Park paved. There will be an additional cost to have this part done. John Gosinski volunteered to help act as the Association's representative. Coleen also volunteered since she is the Royal Shores Director.

**Bob Callison, Bayview Shores:** Asked if anyone was aware that a car had gone into the lake a couple of weeks ago between Abbott Lane & Beal. Has the association checked with the DEQ to see if they were aware that this has happened and if there were any repercussions that the association should be dealing with regarding this event? It was in the lake for a couple of hours. The office will contact the DEQ to see if there were any issues we need to be aware of regarding this.

**John Dale, Bayview Shores:** Asked about the shed on Donald Court. He wants to know if the board is planning to do something about it. John explained that the owner is waiting for the township to give him the ok to build a house on the lot that he originally had the structure on so he could put it back there. John has said that the township and the owner have been communicating with each other and Jeff from the township has said they are taking care of it. Originally when the board discussed and gave the ok for this they were told that the structure was being used as a playhouse and this is why he felt he could move it to his lot with the house on it. Neither the township has an ordinance nor does the association have a Deeded Restriction regarding a playhouse. The conversation moved to whether the structure was a temporary structure (shed) or playhouse and whether it would be allowed to be on a lot once he built a house on his off lake lot.

**John Gosinski motioned that we get photos of all the sheds/temporary structures around the lake and send them over to our attorney, Steve Guerra, in order to get his opinion on what our chances are legally to have these structures removed. Dave Dahl 2nd. All in favor, motion passed.**

**Bob Callison, Bayview Shores:** He has a follow up to a question about boat houses from previous discussion. Deeded Restriction #2 states "Garages or car shelters on all lake front lots in this Subdivision shall be attached to and connecting with or built as a part of the one family dwelling. Any garages or boathouse must conform in appearance

to the residence structure on said lot." So an existing boathouse is legit and if someone else wanted to have a boathouse they would be allowed as long as it conformed in appearance to the residence structure. John Dale thought there was another deeded restriction that stated boathouses were not allowed. One could not be found.

**Frank Lena, Royal Shores:** He had concerns that the garage area of the office had been used for public use. There was discussion regarding insurance and liability issues.

**Ed Ponagai, Bayview Shores:** He wants to know the rationale behind the letter from the Fire Chief regarding the dry hydrants. John Gosinski explained that whenever we are getting ready to fence a park, we contact the Fire Chief to get the departments opinion on where we should or should not be putting fences or openings.

**Thomas Brown, Royal Shores:** He wanted to thank the board for letting him address them and he has applied to the DEQ to dredge in front of his house at his own expense. He realizes there will be restrictions he will be having to follow. John Gosinski asked if he had received the hold harmless agreement from our attorney yet. He had not but was told he should be receiving it shortly. He was told they are letting him dredge 5 feet from the top of the water & about 30 feet from his seawall enough for 2 pontoons to pass each other. He will be starting at the edge of the lily pads and moving towards his seawall.

**Cindy Lena, Royal Shores:** She is still concerned about the trees that were cut down at Southern Shores. There was discussion, again.

**John Gosinski** remembered that when he talked to Elrod earlier this morning & he wanted to know from the board if the association had a problem with the 50 foot distance from the dry hydrant. There was discussion regarding if there would be a problem with the rest of the parks.

**John Gosinski motioned to have the Fire Chief put up their "No Parking" sign in front of the dry hydrants. Thomas Stachnik 2nd. All in favor, motion passed.**

**Terry Marquardt, Royal Shores:** She wants to know if the board has set up any plans for controlling things in the association. There was discussion and Robert said that setting up a management company was up for discussion later in this agenda.

#### OFFICERS REPORTS:

President: None. Robert Shelby's Resignation e-mail attached.

Vice President: None

Secretary:

Mike Olszewski asked for approval of the Regular Board Minutes from 9-26-16

**Coleen Crampton Motioned** to approve the Regular Board Minutes from 9-26-16, **Thomas Stachnik 2nd. All in favor, Motion carried.**

Mike Olszewski asked for approval of the Executive Board Minutes from 9-26-16

**Mike Olszewski Motioned** to approve the Executive Board Minutes from 9-26-16, **John Gosinski 2nd. Coleen Crampton voted nay, everyone else voted in favor, Motion carried.**

Mike Olszewski asked for approval of the Executive Board Minutes from 8-22-16

**John Gosinski** Motioned to approve the Executive Board Minutes from 8-22-16 and to attach the e-mail that was the cause of that meeting, **Dennis Blain 2nd**. **Mike Olszewski** voted nay and **Coleen Crampton** voted nay because she felt they were incomplete, everyone else voted in favor, **Motion carried**.

Treasurer:

As of September 30, 2016, the Lake Columbia Property Association had total assets of \$1,410,568. The Cash on hand as of 9/30/16 was \$701,262 of which \$379,900 is marked for Lake Management Reserve and \$111,450 is in reserve for the Dam. Our Cash on Hand decreased by \$59,025 during the month of September.

The leading expenses for the month of September were the Granger Trash Service at \$20,132 followed by Park expenditures of \$14,794 for weed and algae treatment, lawn and building care, Castlewood building repair, dam and fence repair, the next leading expense was legal fees for September totaling \$13,942 for the fence litigation, and summer taxes of \$6,887.

Review of the LCPOA 2016 Annual Budget at the end of September 2016 found everything in line with the exception of Legal Routine as previously reported.

**Ron Phelps** asked to approve the Treasurer's Report, **John Gosinski 2nd**, all in favor, **Motion carried**.

**Coleen Crampton** had a question regarding why the Summer taxes went out without the 2nd signature. **Ron Phelps** explained that he sent something out asking for 1 of the 2 other signing people to come in to sign and had no results so decided to send it out without the 2nd signature to avoid it being late. **Coleen** then asked **Peggy** why it took 2 months to make the check up. It was explained that in the past we have waited to pay the taxes until the week or 2 before they were due and the board did not have all of the signing people in place until the end of August.

**Coleen** had a 2nd question as to when the legal fees were going to come down? This last one we paid should be close to the last one for the fences. Our attorney still has to finish the paperwork for adding the mediation language to the deeds for all of the parks regarding the fences and have them all recorded.

Preliminary 2017 Budget Review: **John Gosinski** wanted to add an estimated number of \$3,400 for repairs to the Pontoon & trailer. **Ron Phelps** has a number of \$15,000 for Security and feels if we want to put more into this he needs to know by next month. If nothing increases from the proposed budget we will have a \$26,000 deficit in the budget. **Ron** would like to see us try to balance it so we need to cut amounts from somewhere. There was discussion about where we should be making cuts and it was decided for everyone to think it over and come up with ideas for next month.

## OPERATIONS REPORTS

### A. MAINTENANCE:

1. Discuss monthly dam inspection, **John Gosinski** stated no problems exist to date, the water in the wells are the same and there is 4" of water coming over the dam.
2. Seawall at Archwood: They are ¾ of the way done with the project. The check that was prepared will be held until it is finished.

3. Ron Phelps took the discussion back to the fence at the top of the dam. Do we need to fix the hole at the top of the dam to keep people off of the dam or not? The insurance company would like us to keep people out of this area. John said he would take care of getting the 2nd quote.
4. Bushes at Castlewood: The board decided to wait and add it to the 2017 budget.
5. We need new lighting in the office front & back garage. The office will get quotes.
6. Tuck Pointing on the cinder blocks in the back garage will need to be fixed. The office will get quotes.

**Complaint Folder** was passed around to the board members.

**B. MISCELLANEOUS:**

1. Volleyball Nets for Castlewood & Karen Ct are included in the Parks Budget for 2017
2. 2017 Snowplow bids: Luke Triplett has given us a bid. Discussion about whether we should have Castlewood Park cleared again for the ice fishermen. Coleen said she would get additional bids.

**C. COMMITTEE REPORTS:**

1. Fence status at Castlewood and Somerset Parks: At the time of the meeting the fences were still being worked on. They should be done within a couple of weeks. The materials were already paid for when it was purchased for Castlewood Park in 2014. We did not use all of it at Castlewood so the materials that were left was put at Somerset Park. Since we put more openings in at Castlewood we purchased 16 additional corner posts to be able to finish the work at Castlewood & Somerset. We also had to pay the fence guy his installation fee, which was the same as what he quoted us when he originally billed us for Castlewood Park in 2014.
2. Mike Olszewski asked if the pea gravel that was dropped off and spread at Bedford Park was approved with the original bid. John Gosinski responded that it was not a part of the original bid. John paid to have it done and the association did not have to pay anything.
3. Building Control Committee Approvals - 1 garage was approved
4. Deeded Restrictions Committee Report: They have been having regular monthly meetings and are still waiting for answers to their questions that were submitted to the lawyer in February about who is allowed to vote & who's vote should count etc. Robin Schoeck was taking care of that and the board will get with her to get the committee their answers.

**OLD BUSINESS:**

1. Switch from Frontier to Comcast: **Coleen Crampton motioned that the office be allowed to switch to the 25/10Mbps Internet Speed Plan (Internet + 2 phone lines = \$159.75/month) with Comcast, Dennis Blain 2nd, All in Favor, Motion carried. (Motion was revised via e-mail to sign up for the 3 year Agreement versus the 2 year Agreement - E-mail votes are attached, all were in favor).**
2. Financial Committee Proposal on Process: Robert Shelby reported that Ron Phelps sent in his proposals for the committees proposals and his change requests were made. Discussion about how to proceed with the Finance Committees proposals. Ron Phelps suggested that we try the procurement policy with 1 or 2 items and go from there to see if it will work or if we will have to make changes as we go.
3. Karen Court Stone Removal: Rappleye obtained the permit like we asked him to do for moving the stones out of the swim area. We have a bid from Rappleye to do the job. We can do it ourselves or get other bids to pay someone to do the job for us. We have

had a few people previously volunteer to help get this done. The weather is turning cold so the board decided to table this until the spring and warmer weather.

**NEW BUSINESS:**

1. Companies using parks to stage jobs: John would like the association to make a policy for companies using our parks to stage their jobs for members needing work done on their lakefront property.

**Dennis Blain motioned to not let companies use the parks to stage their work.**

**Thomas Stachnik 2nd. All in Favor, Motion Carried.**

2. Minutes: Ron Eaton, our auditor, sent an e-mail regarding "How our Minutes should be Done", (Ron Eaton's e-mail is attached). The auditor is saying we only need to include what was done not the entire discussion.

3. What items should be discussed in Executive Meetings:

**Mike Olszewski Motioned that we make all topics public except the following 5 items:**

- (1) Legal Matters
- (2) Real Estate Offers
- (3) LCPOA "paid employees" HR matters
- (4) Public collection of member's dues
- (5) Violation of Code of Conduct Violations.

**Coleen Crampton 2nd, All in Favor, Motion carried.**

4. HOA Management Company: Robert Shelby discussed the benefits of the association hiring a HOA Management Company.

**John Gosinski Motioned to let Robert Shelby gather information about hiring an HOA Management Company to run the association. Dennis Blain 2nd, All in Favor, Motion carried.**

**John Gosinski motioned to adjourn at 10:05pm. Dennis Blain 2nd. All in Favor, Motion carried.**

**Signed & Approved 11-28-2016:**



\_\_\_\_\_  
Michael Olszewski, LCPOA Secretary or

LCPOA Officer \_\_\_\_\_

