

L.C.P.O.A MEETING MINUTES Monday, November 28, 2016 - 7:00pm

Meeting called to order at 7:00 pm
Pledge of Allegiance

Board members in attendance: Mike Olszewski, Paul Bates, Dennis Blain, John Gosinski, Ron Phelps, Dave Dahl

Board members Absent: Robert Shelby

Open Discussion:

Guest Speakers: Scott Cota, Fire Chief; regarding parking around the dry hydrants on association property. (Attached is the hand out Mr. Cota brought with him concerning distances needed at each hydrant location) Mr. Cota explained how the Dry Hydrants work with their trucks and how much space is needed for the trucks to get in and out of each of the areas. His tanker trucks can hook up to the Hydrants from either side of the vehicle as well as from the front of the truck. Each Dry Hydrant has their own unique issues concerning hook up. This is why the distance needed is not the same at each park. We currently have 8 dry hydrants in the association: Archwood Lane, Karen Court, Bedford East, Bedford West, Castlewood, Waverly, Hilltop Court and Wesch Court. Mr. Cota stated he needs a minimum of 15 feet at most of our dry hydrants with Archwood, Bedford West and Castlewood all needing 25 feet. Currently none of the fences in our parks are impeding the department's ability to do their work. If this ever was the case, the department would have contacted the association and had us remove the obstruction. Everyone parking in these areas should keep in mind that if your vehicle is impeding the fire department's ability to save a life or someone's property they will, and have the right to, move your vehicle out of the way.

John Gosinski introduced our other two guests; first, Ben Henry, our attorney who takes care of our collections and our By-Law revisions, with Makower, Abbate, Guerra, Wegner, Vollmer PLLC and secondly, our CPA who does our yearly audit, Ron Eaton who is with Donna Baker and Associates. Mr. Eaton spoke first to the audience and board members regarding what his procedures are when doing an audit. He explained his audits are performed on a risk based approach based on what is being done in the association according to our minutes. They are not just looking at individual receipts, etc.

Ben Henry explained to the audience and board what each of their duties and rights were as members of the association and board members according to the By-Laws. He would like to see us put our Policies in writing as well as a set of Rules and Regulations. We also need to have a determination between the two.

We are a homeowners association and are controlled by the Non-Profit act, not the Condominium Act where enforcement remedies and fine provisions are built into the By-Laws or Articles of Incorporation. He would have to look further into whether we could amend our By-Laws to include a fine provision with regard to enforcement of the Deeded Restrictions.

Ron Phelps motioned to have Ron Eaton review and give us his recommendation of the Procurement & Financial Policy submitted by the committee. Mike Olszewski 2nd, All in attendance in favor, motion passed.

The Guest Speaker portion of the meeting ended at 7:55pm

The Activities Committee would like to present a new event that Kelly Essenmacher will be heading up which is a Garden Tour. The budget for this event will be between \$100 to \$400. The date will be Sunday, July 9 and she now has five member's homes that are willing to be a part of this event. The association needs to find out if we need to get additional insurance for this event. Once we find this information out the board will be able to give their approval at the next meeting.

The Activities Committee is also reminding everyone about the Christmas Lights Competition that will take place in December where the members can vote on winners like the boat parade on July 4th holiday.

Open Session ended at 9:10pm

OFFICERS REPORTS:

Vice-President/President: John Gosinski, Vice President, stated we have had 2 board members resign as of the last month's meeting. Coleen Crampton from Royal Shores and Thomas Stachnik from Holiday II. Post cards were sent out to both shores and 1 person applied for the Royal Shores position and 2 people applied for the Holiday II position. All of the board members were invited to attend the interview process for the 3 applicants.

Dave Dahl motioned to accept Dave Butski for the Holiday II Director position and Suhale Manzoor for the Royal Shores Director position. Dennis Blain 2nd. All in attendance in favor, motion passed.

Secretary:

Mike Olszewski asked for approval of the Regular Board Minutes from 10-24-16
John Gosinski Motioned to approve the Regular Board Minutes from 10-24-16, **Dave Dahl 2nd. All in attendance in favor, Motion carried.**

Mike Olszewski asked for approval of the Executive Board Minutes from 10-24-16
Dennis Blain Motioned to approve the Executive Board Minutes from 10-24-16, **Ron Phelps 2nd. All in attendance in favor, Motion carried.**

Treasurer:

As of October 31, 2016, the Lake Columbia Property Owner's Association had total assets of \$1,346,764. The Cash on hand as of 10/31/16 was \$641,728 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 \$59,534 during the month of October.

The leading expenses for the month of October were the Granger Trash Service at \$40,366 which included two invoices that fell during the month for October and November service, followed by Park expenditures of \$9,487 for park lawn care including stump bay island and the dam area, and 2014 fence installation, the next leading expense was legal fees totaling \$8,672 for the fence litigation, \$2044 for insurance and park sewer fees of \$1,116.

Review of the LCPOA 2016 Annual Budget at the end of October 2016 found that Legal Routine has exceeded the 2016 budget by \$39,758 primarily due to the closing of the fence litigation and that the budget for Maintenance and Parks has exceeded the 2016 budget by \$34,250 primarily due to unforeseen seawall repairs at Archwood \$32,750 and Southern Shores \$1,350, in addition a new dock for Nottingham was purchased for \$3,510.

The board was in agreement that they could cut the 2017 Parks Improvements from \$70,000 to \$37,600.

Dennis Blain asked to approve the Treasurer's Report & to approve the 2017 Budget (which is attached), Ron Phelps 2nd, all in attendance in favor, Motion carried.

OPERATIONS REPORTS

A. MAINTENANCE:

1. Monthly dam inspection showed no problems.
2. Seawall repair at Archwood is finished except for placing some fill dirt and seeding the area. Mr. Rappleye will come back in the spring once the ground behind the seawall has settled to do this. He has placed straw over the area for the winter.

Complaint Folder There were no complaints for the month of November.

B. COMMITTEE REPORTS:

1. Building Control Committee Approvals - 1 garage, 1 Addition was approved & 1 Deck needed a variance.

OLD BUSINESS:

1. The switch from Frontier to Comcast will occur at the end of the month. Our new e-mail address will be lcpoa@comcast.net.
2. The car that went into the lake was followed up on & the DNR & the police have said it was not in the water long enough to be an issue.
3. Bids for snow plowing for this winter; we have a bid from last year from Bendele but they said they could not do it this year & we know what Baker charged us last year. Luke Triplett gave us a bid of \$45 to remove snow from the office parking lot. **John Gosinski motioned that we accept Luke Triplett's bid, Dennis Blain 2nd, all in attendance in favor, Motion carried.**
4. We are still waiting for bids from electricians to come in for new lights in the office & garage area.
5. There was discussion regarding the work needed on the pontoon but was tabled till the January meeting.
6. John Colvin was the only company who bid on the masonry work that was needed for the wall in the back garage. **Paul Bates motioned to accept John Colvin's \$300 bid, Dennis Blain 2nd, all in attendance in favor, Motion carried.**

NEW BUSINESS:

1. Todd Wanty reported that we stocked the lake on November 23 with 2039 Walleye and 1800 Perch for a cost of \$7,000.00.
2. Todd Wanty also talked to the board regarding the Fireworks this year. He informed us that the Chamber will no longer be in the fireworks business. They will be selling their

equipment to Keith Kotsch and he will be setting up an LLC so his company can take over the business. The office will contact Keith Kotsch to confirm the cost, date and status to make sure we have fireworks this year.

3. The board was made aware of the 2017 Trash Calendar & discussed the fireworks date.
4. The board discussed the need to put the stones around the edge of the parking lots at Castlewood & Big Bedford to keep the sides of the lot from breaking down due to vehicles parking on it. Castlewood is a popular area for the ice fishermen. **John Gosinski motioned to have this done as soon as possible and see if we can have it paid from the \$1500 in the 2017 parks Budget. The actual vote for who will do the work will occur via e-mail. Dave Dahl 2nd, all in attendance in favor, Motion carried.**

Dennis Blain motioned to adjourn at 10:25pm. Paul Bates 2nd. All in Favor, Motion carried.

Signed & Approved 1-23-2017:



Michael Olszewski, LCPOA Secretary or

LCPOA Officer _____