

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

Meeting called to order at 7pm

Pledge of Allegiance

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

Board members absent: Robin Schoeck

Open Discussion:

Ed Ponagai, Bayview Shores - would like a list of changes that were made to the new By-Laws. He said the part from the prior By-Laws about the Secretary putting together a list of members in good standing for the Annual Meeting was left out. He also thought we should have consulted a different attorney but did not have a suggestion. Ron Phelps asked him to send us a list of his concerns so we could check with our attorney to see if it was included someplace else in the new By-Laws. Ed said he would get the list to Ron.

Mark Umlauf, Royal Shores - he and a group of other members on Archwood Circle would like to get the road paved there so they are putting together a petition to take to the County. They wanted to let us know since they think the park on Archwood Circle may be one of the properties touching the road so there may be a cost involved for us.

Mike Olszewski, Bayview Shores - would like to know what the policy is for getting bids for our projects. There was discussion about what the process was and what it entailed. Tim explained that if we have a vender that has fair prices and does a good job, we should not have to rebid every year. We also already have a policy in place that we do not need to bid for projects under \$1000.00.

OFFICERS REPORTS:

President: None

Vice President: None

Secretary:

Mike Olszewski asked for approval of the Regular Minutes for February 22, 2016
Dennis Blain motioned to approve both the Regular and Executive February 22 Meeting Minutes, Ron Phelps 2nd, All in favor, motion carried.

Treasurer:

As of February 29, 2016, the Lake Columbia Property Owners Association had total assets of \$1,265,101. The Cash on hand as of 2/29/16 was \$600,852 of which \$379,900 is marked for Lake Management Reserve and \$109,784 is in

reserve for the Dam. Our Cash on Hand decreased by \$56,400 during the month of February primarily due to the Granger Trash expense for the month of \$18,180 the park equipment deposit and maintenance of \$16,400, and the dam insurance at \$11,000. There were no other significant expenditures other than normal operating cost for the month of February.

Dennis Blain motioned to approve the February 22nd Treasurer's report. Tim O'Neil 2nd. All in favor, motion passed.

OPERATIONS REPORTS

A. MAINTENANCE:

1. Dam Inspection OK. Robin was not there but she has not said anything in advance about there being an issue.
2. John Gosinski talked to Christy Belfy about the status of the Dam Project & she stated she needed to get some jobs done so she could get some money in to do the job. When they met with the DEQ about the project, Christy knew what the project entailed. John will talk to her to see if she is still interested and is able to get the job done by June 1st. He will also make sure she can get the job started by April 15th so we will have time to contact another vender if she is unable to complete the job in time.
3. Accounting Software Update. We have contacted PC Solutions to come in to update our software to Sage 50c and to also install new network cards in each of the office computers. They will be out on Friday, April 1 for the installations.
4. Docks, Cables and New Replacement Locks have all been installed, we are waiting for the new dock for Hawthorne to come in to install it. Additional keys for the year have been delivered. There was also discussion about putting some type of covers over the locks on the cables to try to protect the locks somewhat. John Gosinski suggested that we try to sell the 2 - 16 year old docks we have had in the back. We will put them on the website for a price of \$500 each. They both sold Tuesday for \$500 each and we never had to put them up on the website.
5. The dump truck has been serviced for the year and it was noted that it has 199,000 miles on it, tires have tread but they are old & it is making a whining noise, so we should start thinking about replacing it with something a bit newer.
6. The trees at the Pierson property have been thinned out so there is a better view of the lake to enhance its selling features. Many have said it looks much better. There are trees that were cut that are laying on the hill on the property and if someone wants to take them they are welcome to.
7. We received a quote from Anthony's Asphalt regarding having parking lots seal coated at Castlewood, Nottingham, Riviera and Grand Pointe. Anthony's gave us a quote that was very comparable to Wolverine and is environmentally friendly (contains only 2% coal tar versus 7%). This is a regular maintenance issue and since the price and durability time was extremely close it was decided to go with Anthony's to see how it compares. We will be changing the stripping at Castlewood so we can make the spots a bit longer.

8. John Gosinski brought to the boards attention that we should fix the seawall at Archwood due to the wave action it gets. The cost for this is already figured into the budget.
Dennis Blain motioned to have Rappleye do the repair, Paul Bates 2nd the motion, all in favor, motion passed.
9. John Gosinski questioned if we had board members &/or members that were willing to volunteer to move the stones at Karen Court so we could get the swim area back to where it was supposed to be according to the Permit, otherwise we would need to contact a company to do this? Tim O'Neil has a friend, Dennis Blain, Scott Dukate and Paul Bates all volunteered and Scott said he would get in touch with the school group he knew to see if they had any kids that would be willing to put in some time to help out. John noted that we would need to get a permit to do this from the DEQ.
Dennis Blain motioned to have Rappleye pull the permit when he was getting the permit for the Archwood seawall, Tim O'Neil 2nd the motion, all in favor, motion passed.
10. We need to have the baby swing fixed at Waverly Park. It was noted to add this to the Action List & Bob Callison said he would be willing to do this.

B. COMPLAINTS: Log was passed around to board members.

C. COMMITTEE REPORTS:

1. **Building Control Committee Approvals:** 1 Addition, 1 Garage, 1 Deck
2. **Park Improvements at Southern Shores:** Tim is happy with Midwest Recreation for our park equipment updates so far. The only issue we have had to date is the installation fee they forgot to add to the recent invoice. There was discussion about the cost of an all metal pavilion -vs- wood & the concrete pad for the pavilion. **Dennis Blain motioned to accept the additional Installation cost of \$7,850.00, Scott Dukate 2nd the motion, all in favor, motion passed.**
3. **Fireworks** are scheduled for July 2nd. Ralph Smith & Desirae Dukate both agreed with doing the Picnic the same weekend as Light Up the Night. This time will be easier for everyone that is organizing due to family parties on the July 4th weekend. Fireworks will still be July 2nd.
Movie Night will be during the Light Up the Night weekend on Friday, August 19th. The Association Picnic will be Saturday, August 20th at Castlewood Park with Todd Soper & his band with the picnic. **Dennis Blain motioned to move the Picnic to August 20th at Castlewood Park, Mike Olszewski 2nd, all in favor, motion passed.**
4. Director's & Officer's Policy went up from \$1,300/year to \$3500/year due to the past claims.

D. MISCELLANEOUS:

1. **Guest Policy:** There was much discussion about the watercraft and auto decals policy at the parks and on the water. Should we set a no warning policy regarding towing a vehicle that is parked in one of our parks without a decal? In order to do this right now John Gosiniski is the only board member set up to contact Phelps Towing to tow a vehicle that does not have a decal at one of our parks. Tim O'Neil suggested we may want to solicit members to

volunteer to police the lake and parks for missing decals from watercraft and vehicles, like we have Todd Wanty doing in the winter for the ice fishermen.

2. **Goose Nest Destruction & Round Up:** Our Permit application for the Goose Nest Destruction has been accepted and Goose Busters has been contacted to do the nest destruction for us. **Dennis Blain Motioned to do the Goose Round Up this year again, John Gosinski 2nd, all in favor, Motion passed.**
3. **Fence Litigation:** Everything has been pushed back till August. Pre-trial is set for August & the trial is set for September.
4. **Dredging:** Coleen talked to the engineering company and has arranged for them to come to the Annual Meeting to do a presentation at noon the day of the Annual Meeting in May. There was discussion as to whether we should pay the DEQ \$100 to come out and do a pre-applicaition meeting to see what they are going to allow or just pay to have the engineering company come out. Coleen believed the engineering company would only be charging a minimal fee to do the presentation and will find out the cost and e-mail the board with this information and ask for an e-mail decision to pay this fee to do the presentation at the annual meeting. She asked the office to arrange to get into the school at noon instead of 1pm.

OLD BUSINESS:

Action List

- Still waiting for weather to clear to put in the necessary signs.
- The pilings at Somerset Park ramp are also waiting for weather to clear.
- Bob Callison will fix the baby swing at Waverly
- Parks Committee needs to get park improvements list to Coleen so she can set up the information packet for the annual meeting.
- All board members need to get their specific information together and give it to Coleen for the Annual Meeting Packets.

Dennis Blain motioned to adjourn at 9:12. Scott Dukate 2nd. All in Favor, Motion carried.

Signed & Approved 4-25-2016:



Michael Olszewski, LCPOA Secretary