

L.C.P.O.A. MEETING MINUTES Monday, August 22, 2016 – 7:00pm

Pledge of Allegiance

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

Board members absent: Robert Shelby

Open discussion (members):

- **Karen Kiss- Holiday Shores** reporting for the Activities committee, stated they have 2 approved events left as of right now. They have stand up paddle board yoga at Castlewood Park August 27 from 9-10am. The pallet painting event is on Sept. 11 at Somerset Park, 2 sessions, 1pm and 5pm. Bad weather date Saturday, Sept 18. The activities committee was given approval to use the office for brainstorming meeting Sept 26 at 5pm right before our next board meeting.
- **Wendell Sikes – Hill n Shores** asked if there is a ruling on having a 6" barrier fence on a vacant lot of Nottingham Dr. Are there rules or laws against that? Someone in his neighborhood put a big sign that says no trespassing. John Gosinski answered if you put a fence it has to be 33' from the center on the road. Wendell said he would help pay and install a split rail fence. He would like to file a formal complaint about what it looks like now. John Gosinski said they would go look at it to see if we can send a letter; however, there was nothing in the rules stating he couldn't do it.
- **June Jacobs – Royal Shores** asked about an update on short-term rentals. John Gosinski answered that Marty Lozier looked into it and his input was that it would be very hard to enforce short-term vs long-term rentals. Have to be careful of selective enforcement. Coleen Crampton asked about the case law she brought in last month. John said Marty read it and said they couldn't go after 1 person. He is going to send us an email about his recommendation. Coleen said, "From what I read each case was handled on a case-by-case basis so, I have a problem if Marty says we have to go after every single one at the same time. I don't know why we couldn't take all these ruling that were in favor of the associations and see what happens and do one of them. We could go after the worst offenders." An audience member stated she would take pause if someone told her she couldn't rent her house to people: "we live in a free country." She has rented for many years. John will ask Marty to have something in writing for next month's meeting.
- **Pam Anderson – Royal Shores** Last month about painting a mural on the wall at Southern Shores was brought up. She knows the artist and has seen his work. It's more graffiti or street art and hoped we would do something more rural. Art is very hard to please everybody. Before you make a decision please consider the people looking at it across the lake. Paul answered that it is street art that you pay for so it's not graffiti, it would be tasteful, we're getting a little flak from other people too so we're holding off on it for now. Personally, he thinks we could give him a shot to do

a small area, maybe a lighthouse or a boat – lake things, flag, etc. John Gosinski answered we were thinking more about his talent. Pam thinks his work is startling. Maybe we could post some pictures on Next Door first. Paul stated the plan was to get sketches beforehand. Coleen Crampton suggested we get more bids with other ideas. Discussion followed.

- **Terri Marquardt – Royal Shores** stated she thinks it's not a good thing to do any type of artwork. Artwork is so specific and she doesn't think anyone should have to look at it. It does need painted, it looks very institutionalized right now. The artwork will fade and be a maintenance issue. If it needs painted make it a neutral color.
- **Scott Dukate – Holiday Shores** likes the idea of having memory bricks for the wall at Southern Shores. We could put the money back into the parks. The activities committee looked into it and talked to Tim O'Neil. We could poll people about the 3 choices. Ron Phelps answered that it would break our non-profit status as he has already checked on it. Discussion followed.
- **Denise Ponagai – Castlewood** if we're talking about the wall that art would be on, she thinks it looks terrible. If you did that at the lake she would feel really sorry for the people around there. So maybe you should ask the people who look at it. She thinks the poll is a good idea. Mike Olszewski stated on that note he used to look at green grass and now he looks at a parking lot and it wasn't his choice. Dave Stout feels money would better spent enforcing rules rather than worrying about a mural.
- **Harry Breniser – Bayview Shores** stated he is following up on his complaint where in two instances the lake bottom is not being controlled by the association. There are people with a boat moored on Somerset Dr. There is a rock wall over on Hawthorne that goes 15' into the lake. The board has control over the lake bottom and they should be taking action against this. John Gosinski talked to DEQ about it, Harry said we shouldn't pass it off on the DEQ – we own the bottom. John stated the board would discuss it later. More discussion followed.
- **Dustin James – Grand Pointe Shores** is concerned about the algae bloom. This is the 2nd year he's seen this, where is it coming from and is it toxic? John Gosinski stated that he will give him Tim O'Neil's phone number because he could answer that better.
- **Bill Stamm – Bayview Shores** feels he is hearing a lot of discussion without any action. Bill asked, "Are you putting out a poll or discussing the issues? Define the actions of what you're doing. Who's doing what on the next steps to actions? What is the action, who's taking it on and who is going to report back?" Coleen Crampton stated, "anything that I vote on at these meetings, especially if I know what's on the agenda, I get input from my members. I had 15 members approach to let me know they don't want the mural at Southern Shores. If the mural would have come to a vote tonight I would have voted no. I urge members from other shores to approach your shore director and let them know how you feel." There was discussion on how and where we should poll the membership. John Gosinski stated the Columbian

would be the best way to reach everyone and that a poll would be put on the website.

- **Karen Kiss – Holiday Shores** wants to put a quick note in about putting up a lakefront pavilion to make the activities easier and more fun.
- **John Dale – Bayview Shores** stated he bought here 50 years ago has never seen a government agency put out a poll. Board members are elected to do the job. All these events that they are having are businesses. He is not against all the events, but doesn't think they should be at Castlewood Park every time. Dennis Blain answered that the trunk or treat is always at Southern Shores and the pallet painting was at Hawthorne. John Dale stated Dennis is missing the point and that the food truck was supposed to be at 3 different parks. So far, twice have been at Castlewood. A discussion began about boat ramps, speed limits and enforcement. John Dale stated that some boat ramps were not out far enough and were too shallow. John Gosinski stated we are working on the repair of the ramps.
- **Frank Lena – Royal Shores** stated he came 2 month ago and voiced his displeasure and also at the annual meeting about the conduct of John Gosinski contracting without board approval concerning the removal and cutting down of trees at Southern Shores park. As a board, what conclusion has the board come to? What sanctions are in order? Coleen Crampton answered, "It was never resolved." John stated the board knew about it and Coleen stated she polled the board at the annual meeting and no one knew about it.
- **Ed Ponagai – Bayview Shores** stated that he asked John Gosinski last month if he owned the pontoon boat in front of his house. John answered that it was. Ed says that is not true. John stated he already talked to the sheriff patrol Ed sent out. John told Ed he had the MC numbers, he would put them on the boat in the next couple of days. Frank Lena stated he doesn't think John owns the boat. John stated his stickers would be put on in the next couple of days. Coleen asked Andrea to pull the file to show his registration and it wasn't done. John was asked by members to put the numbers on his boat and show them the registration next month.
- **Bill Stamm – Bayview Shores** stated he and his wife were approached by a board member and he didn't identify himself. He asked the board to be more professional and stated, "bullying women is unacceptable."

OFFICERS REPORTS

President: None

Vice President: None

Secretary: Mike Olszewski

1. Asked for approval of the Regular Minutes from June 27, 2016. **Dave Dahl motioned to approve the June 27, 2016 Regular Meeting Minutes, Dennis Blain**

2nd, 7 voted yes, Coleen Crampton voted nay – she stated they are incomplete and not accurate. Motion carried

2. Asked for approval of July 27, 2016 Confidential Meeting minutes. **Dennis Blain motioned to approve the July 27, 2016 Confidential Meeting Minutes, Thomas Stachnik 2nd, 7 voted yes, Coleen Crampton voted nay for the same reason. Motion carried.**
3. Asked for approval of the July 25, 2016 Regular Meeting Minutes. **Dennis Blain motioned to approve the July 25, 2016 Regular Meeting Minutes, Dave Dahl 2nd, 5 voted yes, Mike Olszewski and Ron Phelps abstain, Coleen Crampton voted nay for same reasons as stated for the other two meetings. Motion carried.**
4. Asked for approval of the July 25, 2016 Confidential Meeting Minutes. **Dennis Blain motioned to approve the July 25, 2016 Confidential Meeting Minutes, Dave Dahl 2nd, 5 voted yes, Mike Olszewski and Ron Phelps abstain, Coleen Crampton voted nay for the same reasons.**

Treasurer:

As of July 31, 2016, the Lake Columbia Property Association had total assets of \$1,564,059. The Cash on hand as of 07/31/16 was \$843,468 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 \$60,204 during the month of July.

The leading expenses for the month of July were the Granger Trash expense at \$19,913, Weed Control expenditures of \$11,559, Park lawn, cleaning, maintenance and updates for \$10,810. Legal fees for July totaled \$10,302 for the fence litigation and the 4th of July fireworks expense of \$4050.

Review of the LCPOA 2016 Annual Budget at the end of July 2016 found everything in line with the exception of Legal Routine. Legal expenses have exceeded the 2016 total yearly budget of \$6600. The good news is that the fence litigation is closed.

Ron Phelps asked for approval of the Treasurer's report. **Dennis Blain motioned to approve the treasurer's report, 2nd by Thomas Stachnik, all were in favor and the motion carried.**

Coleen Crampton asked, "As far as the treasurer stuff goes, has it been completed? The signatures for the checking accounts and all the other accounts have been completed and it now has the proper things done so the right people are signing them?" Ron Phelps answered First Merit made 1 mistake concerning our savings account so Mike & he needed to go in again to sign for it. Mike just informed Ron that he went in that afternoon. They have to find a time when all 3 signers can go into Old National Bank together to sign for that account when a bank employee doing the paperwork is not a member of the association. Coleen Crampton stated, "Then it's taken 2 months to get that all done, correct?" Ron

answered he has emails to show he tried and stated we should now be able to go to 2 signatures.

OPERATIONS REPORTS

MAINTENANCE:

1. Dam Inspection – John Gosinski stated everything is fine.
2. Update on Dam Inspection Shoreline Repairs – Paul Bates stated there are some sets of fencing on the east and west of the spillway that are falling down and basically you can walk around the top and beach your boat up there, it's kind of a safety hazard. Rappleye gave us a quote of \$1100. I guess if we're going to get multiple quotes if someone else would like to. Coleen added we need specs to compare apples to apples. If you could write it all up so someone could take it to a fence place that would be great to protect ourselves. We should get multiple quotes. Discussion about who would get other bids. Paul Bates stated as a recommendation we're going to add a 1 on 2 slope at the shoreline and go back through the yard on the left shore, and then Kristi would repair that area with topsoil. The bid is for \$2380. Coleen Crampton asked, "Is this the same one we talked about last month? Did we decide to go with that or get more quotes? I don't feel we need to get other quotes because Kristi has already started that work." Paul will contact Kristi and advise her to proceed. John Gosinski questioned that Rappleye already started the fence work and you want more quotes to finish that. There was discussion from the board. They were under the impression it was already approved for Kristi to do the work, but just needed a more spelled out bid.
3. Bids for Welding Repair for Southern Shores Wall – Paul Bates reported that there are some spots on the wall at Southern Shores where the seams are split, with dirt coming through the wall and it needs a patch weld over the top and other areas. We have a bid for \$975 to weld the holes and replace the welds on the caps. Coleen asked who the bid was from. John Gosinski answered Rappleye. There was discussion about not needing additional quotes for this work because the bid is under \$1000, according to John. A member asked if this was a bylaw, John explained that it was not a bylaw, but a policy in place for smaller jobs. Mike Olszewski mentioned he would like to lower than \$1000 figure.
Dennis Blain motioned to accept Rappleye's proposal to do the work for \$975, Thomas Stachnik 2nd, Mike Olszewski voted no, Coleen Crampton abstained, 6 voted yes. The motion passed.
Member said they want 3 bids for all work. Discussion from audience demanding 3 bids, Frank Lena asked if Dennis Blain thought it was funny and approached the board's table upset. More discussion.
4. Archwood Seawall – John Gosinski stated that it's already approved to be done. When the DEQ was out last week they approved that permit. Ron has a check for materials. If anyone lives in the area, the job will start on the seawall next week. The

members asked for a list of all projects paid under \$1000 to see what is being done and paid without bids.

COMPLAINTS: Log was passed around to board members.

COMMITTEE REPORTS:

- Building Control approved 1 House and 1 Addition
- Discuss DEQ Pre-Application Meeting – John Gosinski stated when we dealt with this, the DEQ officer said he would give us a report regarding dredging the canal or a possible navigational channel in the next couple of weeks. Once we get that, it will be available to everybody. The board agreed to discuss the report at the next meeting. John stated the report will be on the website after the board discusses it.

Miscellaneous:

- Boat mooring – Thomas Stachnik showed a picture of his suggestion for Castlewood park for off lake people to have dock space. Heated discussion with audience followed. Members were all in disagreement with any overnight mooring. They have paid more to live on the lake rather than offshore and it was an important discussion. They do not want to have to look at a marina for others. The off lake members still have a right to use the parks and launches as much as the rest of us. Our higher taxes entitle us to more while others knew they weren't paying for that. Tom stated these wouldn't be free spots and John informed him we wouldn't be able to charge for them. Frank Lena stated Tom was self-serving in getting on the board and that's not a reason to serve. Mike Olszewski read a letter from Rick and Eileen Ehrlich who couldn't be at the meeting, but strongly disagree with off lake members mooring boats at the parks. More heated discussion.
- Bryon Gough stated that the couple who had an offer in for the Cement City Rd. property (Pierson Property) were unable to sell their house so they had to back out. It has been placed back active on the market. Bryon has an earnest money release form signed by them. He will need that signed by us as well. Coleen Crampton offered to sign the form as she had done in the past and Rob had stated previously for her to follow thru.
- Barb Dupuie – Holiday Shores commented, "I am definitely not for the boat mooring. I am on the water and pay high property taxes to be on the water. I don't need someone parking their boats over there. It's bad enough when work was done at my property you did a lot of damage and never fixed it. We paid for it ourselves. Bylaws are not being enforced and I have been told nothing can be done. I bought property on the lake so I could walk out on my dock, get on my boat and go and not deal with the riff raff people wanting to park here all day long and overnight." Thomas Stachnik stated he didn't like

being referred to as "riff raff." She stated it wasn't personal, but she just didn't want to see it happen. Discussion followed.

John Gosinski motioned to adjourn at 8:30, Mike Olszewski 2nd. All in Favor Motion carried.

Signed and Approved 09/26/2016:

A handwritten signature in black ink, appearing to read "Mike Olszewski", written over a horizontal line.

Michael Olszewski, LCPOA Secretary

