

Lake LeAnn Property Owner's Association
Regular Board of Directors Meeting Minutes
Somerset Center April 28, 2010

Call to order by President Maureen Butrico at 7:02pm.

Roll Call: Martin Seitz, Brad Bjorling, Cathy Longo, Bill Wehrwein, Lori Coyle, Mike Leach, Maureen Butrico, Betty Woods, Mike Bohnet, Debbie Pelmear, Marie Milbourne
Absent: Mike Cook, Rick Lobliner, Dave Wagner, Charlie Scouten

Butrico added, under Old Business, F. Skier on North Lake. Leach motioned to approve agenda as amended with support from Pelmear. Motion carried. Coyle motioned to approve the March 24, 2010 Regular Board Meeting Minutes as presented with support from Bohnet. Motion carried.

Old Business: The survey to go out to our members has been drafted and will go out the first of next week.

Directors have begun the phone calls to members regarding the amended restrictions. The feedback they are receiving is mixed. Some phone numbers are missing and others are not in service. Directors are welcome to come to the office to look further into good contact numbers. Also Directors can make their long distance calls from the office.

Bohnet began researching two of our delinquencies: O'Brien & Pascual. He found that they have owned the property for over 13 years, they owe over \$6,000, they have liens, the property is overgrown and was purchased from a State sale. Coyle motioned to allow designated collection person or the office manager to contact and negotiate the balance owing. Seitz supported. Motion carried.

The Board was unable to do a walk through of the coffee shop as the previous lessee still has items in the building. Bohnet will try to schedule one prior to the next Board meeting.

At the July 2009 Board meeting the Board made a motion regarding Board absences. Since that meeting the Board has had several discussions on and adopted a new Board attendance policy. This policy conflicts with this prior motion. Seitz motioned to reconsider the July 2009 motion to take to the Membership at the next Annual Meeting a change to the bylaws giving discretionary authority to the Board to excuse absences. Leach supported. Motion carried. The excused absence motion is now back on the table. The Board discussed that the board attendance policy already addresses this issue. Motion failed.

Butrico and Bohnet had a meeting with the north lake skier that we sent a letter to regarding going the wrong way and skiing in the bay. He did produce to the office (and copies were made) of documents from the DNR showing his skills as a skier. He explained the need for a smooth surface and that he does "button turns" and goes back the same way because of the wake. The Board is asked to consider him a special case and allow or grant him approval, similar to the slalom on the south lake; giving him permission to use the longest length of the north lake from 7 am – 9 am on Saturdays and

Sundays when the lake is virtually vacant. He will not use it if other boats are present and will not go in the wrong direction at any other time of day. He agrees to obey the rules of the lake. Coyle motioned to accept the proposal. Seitz supported. If the Board approves this, Butrico will send a letter to Winder & Milbourne informing them of the agreement. The Board is not setting a precedent as they would only consider this with proper and/or similar documentation from other members. Permission will only be granted assuming no additional or other problems occur. Motion carried.

Financials: The financial reports were presented and reviewed. In the administrative expenses, postage and delivery is close to the annual budget amount. This is due to the second packets that have been sent out to members per their request. Although we will go over budget on this line item we are carefully watching to stay within budget for the overall admin expenses. Coyle motioned to approve the financial reports as presented and to approve the bills in the amount of \$59,286.24. Woods supported and motion carried.

Office Report: The office is awaiting articles for the annual newsletter; the following boat stickers have been issued: 310 for pontoons, 201 power boats over 15 feet, 100 power boats under 15 feet, 110 personal watercraft and 309 unregistered. Open invoices total \$170,044.69; we have collected \$10,600 in mooring fees and \$800 in building income.

Executive Committee: The committee discussed a contractor issue regarding a verbal agreement that was made between a contractor and a previous Board member regarding seawalls. Motion and support from the Executive Committee that all financially binding agreements must be in writing and copies given to the office. Motion carried.

There was some concern regarding the response time of the Somerset Fire Department to a fire on the island. After looking into this it was an appropriate response time. Somerset did not have their boat out yet, so they called on Addison Fire Department, which had to pick up a boat from Cement City, so they came from Vicary. According to Chief Friess of the Somerset Fire Department, by law the fire department does not have to respond to the island. They have in the past and will continue to do so, but they are not required to. Wehrwein believes there is a fire pump on the island and will follow up on it.

The Board discussed the willingness of Directors to run again for Board positions.

Building Committee: No meeting this month.

Lake Control: Andy from PLM attended the meeting to go over the lake treatment plan for the year. The committee discussed the issue of a fallen tree in a channel on the north lake. The filters on the aerator pumps have been changed and the aerators are running again. The job of maintaining the aerators has been turned over to Lee King, Maintenance. Charlie Scouten and Mike Cook attended the nest destruction training and a date was set for the project. 58 eggs were found, mostly on the north lake. Wehrwein has gone out on the south lake and has not found any nests.

Maintenance: There is a faulty loop at the south gate. The contractor that fixed the north lake will be contacted. The committee discussed the idea of an additional port-a-john per the lake control committee's request and decided to not add the additional port-a-john.

Mooring: The permit for the seawall was obtained and the wall is complete.

Rules and Regulations: The committee reviewed the process for collecting member's dues, discussed refocusing the committees efforts to develop strategy and assist in making phone calls regarding the amended restrictions. Motion and second from Rules and Regulations Committee to revise By-law Article VIII, Association Officers, Section B to read "The Officers shall be elected by the Board of Directors at the next regularly scheduled Board of Directors meeting following the Annual Meeting of the Membership." Motion carried. It will now be placed on the annual meeting agenda for the membership to vote on.

New Business: An advertisement was submitted to the Board for approval to go in the newsletter. Board approved.

Reports are needed from the committee chairs for the annual meeting. Please submit outlines, information or pictures for the slide show presentation. Coyle will again organize the BBQ that follows the meeting.

Coyle motioned to adjourn with support by Leach. Motion carried.
Meeting adjourned at 9:00 pm.

Michelle L. Gramm,
LLPOA Office Manager