



The meeting was in person at Fabry's house; called to order at 7:20pm, Larry Acker, Steve Fabry, Peter Fantle, Kostas Lazarides, and Nate Ziarek were present.

Secretary's Report (Pete Fantle reporting)

- Minutes of the November 22nd meeting reviewed by email and were unanimously approved.
- This meeting was rescheduled from original date of January 12th, 2022

Treasurer's Report (Kostas Lazarides reporting)

- Current Balances

\$20,674 Checking Book Balance @ 1/31/2022

\$8,817 Money Market Balance @ 1/31/2022

- Increase represents the Special Assessment payments coming in.
- As part of a broader effort by the Board to reduce paper reporting and manual transactions, our payroll reports from Nolan Accounting are now digital.
- Stressed that all venders need to have Insurance and Workmen's comp paperwork on file prior to doing any work on site. Working to ensure all reoccurring venders have updated paperworks.
- The Board will also begin a campaign to convince encourage Homeowners to use ACH for quarterly dues. Transition to ACH will save the Association money by reducing the amount of AR processing we currently get charged
- Review of the 2022 budget..
- The Board will be looking into doing a capital improvement study to determine how much we need to maintain in our reserve account.

Architectural Control Committee (ACC) Report (Larry Acker reporting)

- Lot 38 is continuing on landscape and remodeling.
- Lot 15 is in the process of residing.

Environmental Control Committee (ECC) Report (Nick Connor reporting)

- No official report was read during meeting. What follows are notes from the 2/23 ECC meeting
- Budget Draft 2022 budget for Board – Distributed draft budget/ It is our understanding that the board has not officially approved.
- Trees – Reviewed 2017 priority list. Many of the "soon to be removed" list have been removed. Noted that many of the ash trees have borer marks but seem too be recovering. Will Matt McCarroll treat again this year?
- Bids for removal of the trees by Mortimers have been submitted to the board. Awaiting board decision. Noted that the association could be held negligent if dead trees fall and cause damage.
- Landscape Supplies – Priority this year will be repair of boat areas. The boat area west of the east beach needs sand and potentially needs to be regraded with new fabric and sand. Area east of east beach could use some new sand. West beach storage area may not need much but to be reviewed.

- No one on the ECC has the expertise to know what is the “right” way to repair that area. The ECC will reach out to residents who may have knowledge and also seek outside consults to determine a project scope. Once a scope is developed, the ECC plans to find an outside operator to help with any heavy equipment needs and use community help for adjunct needs. Basically, ECC is trying to determine how to go about reestablishing the matting that is coming up and then place sand over it again. Just want to make sure we are going about it the right way.
- Radek – Has been requested to start trimming dogwoods as his time and weather permits.
- Some dogwood sticks should be used as starts so that we do not have to buy starts. Try to store sticks near the west boat area.
- Shoreline burn – Nick knows someone who has experience burning areas and would do for minimal cost. Burning the shoreline would reduce weeds and undesirable brush.
- Lake treatment - ECC voted to change aquatic treatment firm from Marine Biochemists to Aquatic Biologists. The difference will save ~\$2,000. Will try treating the designated fishing areas which will minimally add to the cost.
- Aquatic Biologists suggested purchasing fat head minnows to help reduce algal growth. Will ask for information on cost with no commitment.
- ECC continue to work with NRCS and Tudor Oaks regarding the farm field and potential swale improvements. Updates will come shortly on whether we are on the grant list for 2022. Will require a 30% project cost match.
- Trash pile by shed – Target burn by fire dept. last week of March or so.
- Target Clean-up Day – April 23rd
- Target to have Buoys in the water by May 21
- Target to have mats in the water week before Memorial Day (May 23/ Memorial Day is the 30th)

Old Business

- We have continued to look into a central mail option. City is evaluating whether they will assign an address or mailbox for the common area to be used as a general mailings. We are considering a PO Box for \$106 per year
- Nate Ziarek updated the Board on the status of a new website, emails for Board members and other features that the new web service will offer. New web service will cost \$25 annually, a saving of \$250

New Business

- Board reviewed proposed changes to the rules related to boats. See attached Next meeting we will be voting on changes.

Next Board Meeting Date –March 14th. Time and location TBD

Adjourn – The meeting adjourned at 9:30pm

2021-2022 Lake Brittany Board					
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President	Steve Fabry	2023	-	414-530-5844	stevefabry@yahoo.com
Vice-President	Larry Acker	2022	414 425-6782	-	Lacker2223@gmail.com

Secretary	Peter Fantle	2023	-	414-507-9152	pwfantle@gmail.com
Treasurer	Kostas Lazarides	2024	-	414 687-1000	klazarides@wi.rr.com
At-large	Nate Ziarek	2024	-	414-349-4273	NathanZiarek@me.com
At-large	Nick Connor	2022	-	414-238-3946	Nconnor2002@icloud.com
Manager	Open				