



The meeting was in person at Larry Ackers house; called to order at 6:15pm, Larry Acker, Nick Connor, Pat Boyer, Steve Fabry, Peter Fantle, and George Schick were present.

Secretary's Report (Pete Fantle reporting)

- Minutes of the August 4th meeting reviewed by email and were unanimously approved.

Treasurer's Report (Pat Boyer reporting)

- Approximately \$18,000 has been expensed from the account since last meeting. A majority from emergency tree removal caused by storm.
- Quarterly dues increase is suggested as more bills are expected for tree removal, invasive species treatments, Sept. payroll and Aug. & Sept. mowing's. This will empty our checking account and require digging into the Money Market reserve by about \$3,700 before 4th Quarter Dues come in.
- As of September 15th 2021

\$3,422.61 - Checking Balance book balance

\$14,217.34 – Money Market balance

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

- Nothing new to report.

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

- The ECC hired Haupt's Tree Service to clean up all downed trees after the storm.
- The ECC is working on developing a budget for the Board to review.
- The mower has been sold. We almost broke even on the payments, but lost money on the service agreement.
- For the remainder of the year the focus will be on:
 1. Bank repair caused by the beavers and muskrats.
 2. Adding wood chips around trees.
 3. Path and landscape repair from storm damage.
 4. Tree trimming on west beach.
- ECC has established the following priorities moving forward:
 1. Invasive species pruning and sapling removal at the shoreline.
 2. Beach, path, and garden maintenance
 3. East beach landscaping.
- ECC to investigate and remove dead trees near Lot 55
- A decision has been made to wait on the removal of the remaining willows.

Old Business

- Updated rule motors on boats has been tabled until later this year.
- Board is developing a simplified sustainable budget for next year and moving forward.

New Business

- The board is considering a special assessment of \$100 per household to rebuild reserve depleted due to storm tree damage. More discussion and vote by homeowners at the annual meeting. A vote will be held if 60% of homeowners (59 lots) are in attendance at Annual meeting (meets requirement for a quorum) for a vote as required by our covenants. Please look for an email explaining the Proxy Vote procedure if you cannot make the Annual Meeting.
- The Board has voted to increase dues 10% for the last quarter of 2021. In addition, we are considering an increase in 2022.
- There was discussion about asking the homeowners to revise the covenants for creation of a specific emergency special assessments. This would be used only for future major events not budgeted such as the recent tree damage
- Boat Committee will present proposal at the next Board meeting. Please see past minutes for more information.
- A meeting was held with the LB HOA, Waukesha County conservation department and Tudor oaks to discuss the feasibility of installing a second grasses swale in the farm field east of Tudor oaks. It was determined that the swale would qualify for grant funds through the county conservation department. Conceptual plans are currently being drafted. Pending approval and commitment by Tudor oaks and the county conservation department, the project would be placed on the 2022 grant list. The project still has lots of hurdles to clear. The board will have answer about conceptual design and project feasibility shortly.

Next Board Meeting Date – 10/6 at 6pm location TBD

Annual meeting- 10/16 at 1pm in the tennis courts

Adjourn – The meeting adjourned at 8:20pm

2020-2021 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2023	-	414-530-5844	stevefabry@yahoo.com
Vice-President	George Schick	2021	367-2527	414-852-9483	theshix2@msn.com
Secretary	Peter Fantle	2023	-	414-507-9152	pwfantle@gmail.com
Treasurer	Pat Boyer	2021	529-0410	414-305-0447	BoyerLBGA@att.net
At-large	Larry Acker	2022	425-6782	-	Lacker2223@gmail.com
At-large	Nick Connor	2022	-	414-238-3946	Nconnor2002@icloud.com
Manager	Open				