

**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**November 19th, 2008**

The meeting was called to order at 7:00 P.M. at the Rudy Mishich residence. Board members in attendance were: Rudy Mishich, Norb Bohmann, Pat Boyer, Ken Lamonte, Paul Joyce, and Joan Hawley. Guests - John Ruskiewicz – ACC.

**1. BOARD NOMINATIONS:**

- The Board Elected Rudy Mishich as President, Ken Lamonte as Vice President, Pat Boyer as Treasurer and Joan Hawley as Secretary.
- Board Liaison for the Environmental Committee (ECC) – Norb Bohmann
- Board Liaison for the Architectural Committee (ACC) – Paul Joyce
- 2008-2009 Board
  - a. Rudy Mishich President (2010)
  - b. Ken Lamonte – Vice President (2011)
  - c. Pat Boyer Treasurer (2010)
  - d. Joan Hawley Secretary (2009)
  - e. Paul Joyce – ACC Liaison (2011)
  - f. Norb Bohmann – EEC Chair (2009)

**2. TREASURER'S REPORT**

- a. Pat Boyer reported as of November 17, 2008:
  - The balance in the checking account is \$5,874.20
  - Balance Investment Fund is \$30,600.90

**3. WELCOMING COMMITTEE –**

- a. Pat Boyer - New homeowners will be presented with the new member information and welcome packet.

**4. SECRETARY'S REPORT**

- a. The Minutes of October 22nd were approved as submitted.

**5. ARCHITECTURAL CONTROL COMMITTEE (ACC) –John Ruskiewicz**

- a. Need to vote for the change in the Covenants for material change. A postcard will be sent to homeowners and they need to send the postcard back to vote.
- b. There will be letters sent to homeowners who do not comply with the Covenants.
- c. The Board will review how the lamp posts will be updated and repaired.

**6. ENVIRONMENTAL CONTROL COMMITTEE (ECC): Norb Bohmann**

- a. The project with precast concrete replacement steps for the South Hill is complete.
- b. The Board will request that Lakeland Biology provide an annual report.
- c. The Board is going to review options for storm water into the lake.

**7. COVENANT CHANGES – Board**

- a. The Board will review covenants for possible updating and changes. Agenda items and schedule to be determined before next meeting.

**8. SOCIAL COMMITTEE**

***Annual Cookie Lake Brittany Annual Cookie exchange***

When: Dec. 8th (Monday) 7pm

What: 12 doz. of the same cookies. Bring containers/zip locks to take your cookies home

Where: Cindy Sunstrom's house; S.76 W.13180 Ludington Cr.

RSVP: 414-529-5173 by Dec. 6th

9. **NEXT MEETING :** January 7, 2009 at 7 p.m. at Norb Bohmann's House.

**REMINDERS:**

- **December 1<sup>st</sup> Boats need to be removed or they will be removed and sold – please help us do this. Boat removal is available – call Don at 414 520 8427.**
- Please notify Joan Hawley at [joan@superior-eng.com](mailto:joan@superior-eng.com) if your email address changes or if you would like to receive the minutes electronically, which saves the Association time and money

Minutes submitted by Joan B. Hawley, Secretary

Please note that any home improvements and repairs need to be approved by the Environmental Committee – please contact John Ruskiewicz [ruszjohn@netscape.net](mailto:ruszjohn@netscape.net)

Did you know that connecting your sump pump and downspouts to the sanitary sewer or drains in your basement versus discharging to your yard and does the following:

- Can create basement backups - including your own???
- Can create sanitary sewer overflows which discharge sewerage to our watercourses and pollute our swimmable lakes and river??

Please help us in keeping our lake safe – to be fishable and swimmable and provide a great resource for our community.

**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**May 11, 2009**

The meeting was called to order at 7:00 P.M. at the Pat Boyer residence. Board members in attendance were: Rudy Mishich, Pat Boyer, Paul Joyce, Norb Bohmann, and Joan Hawley. Absent: Ken LaMonte,. Guests – John R, Dick Randa, Don Brudnicki.

1. NOMINATION OF THE BOARD – Don Brudnicki until next board meeting
  - a. Norb -
  - b. Rudy -
  - c. Pat Boyer -
  - d. Paul Joyce – 2011
  - e. Joan Hawley - 2011
2. LAMP POST
  - a. The Board
  - b. April 22<sup>nd</sup> – Review of the Brenda Bohmann,
  - c. Lamp Posts of Plastic vs. Glass -
  - d. Minutes of November 19<sup>th</sup>, 2008 were approved as submitted.
  - e. Duly noted -
3. TREASURER'S REPORT (Pat Boyer, Treasurer)
  - a. Balances; Checking = \$5,538.45 @ 2/28/09, Investment Fund = 30,779.03 @ 3/31/09. Return on Investments is down which is not surprising in view of current economy.
  - b. There are two accounts delinquent more than 2 quarters and are being addressed .
  - c. The Association's accountant filed an extension for 2008 taxes the same as was done in prior years. The tax return will be due in August.
  - d. Will submit a suggested budget to the Board for approval at next meeting.
4. OTHER BUSINESS –
  - a. Vice President –Ken LaMonte resigned from the board.
  - b. Joan Hawley agreed and was voted to take Mr. LaMonte's position to end in 2011
  - c. Looking for nominations for the 6<sup>th</sup> Board member who's term will end October 2009.
5. ACC REPORT – Lamp Post Redesign and Replacement
  - a. The recommendation from the ACC was to redesign the lamp posts because:
    - i. Balast parts are no longer available.
    - ii. Inconsistency in parts and design replaced by homeowners.
  - b. The ACC recommended and the Board agreed that the lamp post electronics and possibly the electric eye have to be replaced.
  - c. The Association agreed to pay for the costs of the lamp post electronics. Other needed repairs the homeowner was notified were needed in 2008 will be performed by the Association's contractor at that time if it has not already been done by the homeowner. As noted in Section 7, Article VIII (page 13) of the covenants, the individual homeowner will be assessed the additional cost to be paid "within 10 days after the date of assessment."

- d. The recommended lamp post was piloted in Lot No. 22, Rudy's lot. This fixture was recommended based on:
  - i. The ability to use energy savings bulb. A note to association residents that bulbs will be required to be GFI in the future and these bulbs have many shapes and sizes. The proposed light fixture will hide the appearance of all bulbs.
  - ii. The most luminescent fixture.
  - iii. The least inexpensive – although noted that this was a secondary consideration. The aesthetics of the light were an important feature.
- e. Schedule
  - i. June 1<sup>st</sup> notification for homeowners of the details in writing
  - ii. Schedule of construction will be submitted
  - iii. Estimated date to begin replacement is July 1<sup>st</sup>.
- 6. COVENANT INFORMATION
  - a. Discussion of the update of the covenants occurred. The Board agreed that the covenants need to be updated based on the homeowners input and the fact that they have not been updated since 1999. The Board will meet on May 11<sup>th</sup> to discuss proposed changes. The Board will then provide recommendations to the association.
  - b. All association members are encouraged to submit their comments to the board as soon as possible. Please talk to any Board member or send a letter or email addressing your comments, concerns, updates. Please submit your recommendations to the covenant by May 4<sup>th</sup>
- 7. Invasive species control
  - a. Geese – nest eggs can destroyed by the association if found. If found – please notify one of the board members. The Wisconsin DNR permit requires the Association to give permission in writing to any persons to remove nests or eggs. A written annual report of all actions we take must be submitted to the DNR and the U.S. Fish and Wildlife service.
- 8. Watershed information
  - a. The flooding from last year was discussed and Joan Hawley and Rudy Mishich will meet with Tudor Oaks to discuss.
- 9. Fishing
  - a. It was noted that there were several incidents on non-owners fishing on the lake this winter. The association will need to monitor this more closely in the future.
  - b. It was assumed by many association homeowners that these folks were owners and not folks trespassing. However, people have been trespassing and were asked to leave the lake.
  - c. A reminder that if you allow guests to fish or enjoy other use of the common grounds you are required to be with them or carry a valid guest pass.
  - d. Please help out the association by keeping our lake used by our homeowners only and approved guests.

## REMINDERS:

- **Next meeting – May 11, 2009 at 7:00pm at Pat Boyer's house**

- Please notify Joan Hawley at [joan@superior-eng.com](mailto:joan@superior-eng.com) if your email address changes or if you would like to receive the minutes electronically, which saves the Association time and money.

Please note that any home improvements and repairs need to be approved by the Architectural Control Committee – please contact John Ruskiewicz at [\(414\) 425-2378](tel:4144252378).

Please submit any covenant changes to any of the board members by May 4th, 2009.

Minutes submitted by Joan B. Hawley, Secretary



**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**June 8, 2009**

The meeting was called to order at 7:00 P.M. at the Paul Joyce residence. Board members in attendance were: Rudy Mishich, Pat Boyer, Paul Joyce, Norb Bohmann, and Joan Hawley. Don Brudnicki.

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of May 11<sup>th</sup> 2009 were approved as submitted with two revisions as noted in 1b. Paul first and Pat seconded.
- b. Revision 1) Paul Joyce phone number was corrected to 425-7825. Item No. 2.h – electric revisions on the lamp post minor repair work may not require a City permit. Major revisions may require a permit.

2. TREASURER'S REPORT (Pat Boyer, Treasurer)

- a. Balances; Checking = \$9,913.30 as of 6/8/2009; Wells Fargo Investment Account as of 6/8/2009 \$30,790.88.
- b. As noted in the last meeting, Lake Brittany will have to change Insurance Companies. Pat has contacted a Insurance Company and will contact some other companies to obtain quotes. Pat will update the Board at the next meeting.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. Update on the revisions to the covenant for siding changes was given. There was a ~~77~~5-percent vote in favor of the proposed changes. Any project MUST STILL BE APPROVED BY THE ACC.
- b. Lot No. 1 roof color change was approved.
- c. Welcome packages were delivered to two properties.
- d. Other property defects were discussed and will be addressed by the ACC committee.
- e. The Board discussed lamp bulb replacement options.
  - i. The existing lamp bulbs is 1900 lumens. New types of florescent bulbs were reviewed to recommend the homeowners.
  - ii. Bulb replacement recommendation is ..... . The minimum lumens is XXXX. Pat ps put in name and lumen.
- f. Homeowners are responsible for lamp posts. The ACC will notify the homeowners who are not in compliance and non-compliance items will need to be completed within 60-days.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. Replaced volleyball net and added sand.
- b. ECC fixed the lawn mower.
- c. Replaced the 4x8 section of the shed floor.
- d. Relocated some trees - one lilac bush behind Stencels house (use lot No – not name?) and two maple trees in Cambridge court (idon't think this was done).

- e. The workers are putting mulch out in the common areas. Lakeland Biologists inspected June. The Board approves \$1,300 for weed control. It was noted that the fishery is healthy and have spawning beds. The rocks that were will continue to monitor water quality and plant growth in the lake as has been contracted the past couple of years. They recommended 10 fish cribs at \$34.00 each to attract fish. These cribs are for harboring small fish. Each crib is around 4 feet in diameter. The Board moved to postpone this decision.
- f. A resident had comments regarding the work completed on the lake this winter. The boulders and gravel were installed to create better fishing access to the lake via the shoreline. It was noted that some of the larger gravel was left on the path which creates an uneven walking surface. Norb will look at this and take action as necessary.
- g. There are two different projects that impact runoff or potential runoff to Lake Brittany.
  - i. There is further research on the water run-off from the Tudor Oaks property. The working on alternative methods to reduce the run-off from the property.
  - ii. There is a farm property to the East of Lake Brittany that potentially could be developed. (West of North Cape and North of McShane). The Board is working with the City of Franklin to address this potential development.

## 5. OTHER

- a. Covenant changes were discussed. Homeowners are encouraged to submit their proposed revisions. Further discussion of covenant changes will be done at the next meeting. Covenant changes may impact the budget.
- b. Golf Outing – July 10<sup>th</sup>, 2009 contact Mike Novak 529-5027 for more details. Flyer attached.
- c. Social Committee. – Looking for Volunteers – currently there is no current chair for the committee and looking to have a beach party this year. Please volunteer.

## 6. NOTICES

- a. Please note that any external home improvement and repairs need to be approved by the ACC – Contact John Ruskiewicz at (414) 425-2378.
- b. Please submit any recommended covenant changes to the Board.

## REMINDERS:

- **Next meeting –will be on July 13, 2009 at Joan Hawley's residence**
- Please notify Joan Hawley at [joan@superior-eng.com](mailto:joan@superior-eng.com) if your email address changes or if you would like to receive the minutes electronically, which saves the Association time and money.

Minutes submitted by Joan B. Hawley, Secretary



<b>LAKE BRITTANY BOARD</b>					
<b>Name</b>	<b>Term</b>	<b>Phone (414)</b>	<b>Cell Phone</b>	<b>Email Address</b>	<b>Other</b>
Rudy Mishich	2010	425-5037		rmishich@wi.rr.com	Chair - Board
Norb Bohmann	2009	425-4808		Muskegoites@aol.com	Chair - ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	
Don Brudnicki	2009	425-6418		dbbrudnicki@yahoo.com	
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	Board Liaison ACC

Very

**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**July 13th 2009**

The meeting was called to order at 7:00 P.M. at the Joan Hawley residence. Board members in attendance were: Rudy Mishich, Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Don Brudnicki.

1. SECRETARY REPORT (Joan Hawley)
  - a. Minutes of June 8th 2009 were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
  - a. Balances; Checking = \$9,135.98 as of 7/2/2009; Wells Fargo Investment Account as of 7/2/2009 \$30,793.19.
  - b. Workmans Compensation and Liability Insurance. As noted in the last meeting, there was some discussion on a different carrier because Capital Indemnity our current provider dropped our insurance agent. Capital Indemnity extended the policy for one year. The Board approved Capital Indemnity for the liability insurance as the insurance company for next year.
  - c. Tax return was filed.
3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce
  - a. All changes still need to be approved by the ACC. Contact John Ruszkiewicz at (414) 425-2378.
  - b. Property defects were addressed.
  - c. A bulb replacement for the mercury lights was reviewed. Various bulb types were reviewed. It was noted that some florescent lights are not rated for outdoor use. The Board approved the covered florescent bulb TCP 11323. This bulb can be seen at in the lamp on Lot 64 on Ludington Circle (Boyer residence). See attachments for specifications. If there are no objections to this bulb from the residents we will try to get a local supplier to keep on hand so you do not have to order from the internet (\$10.30 + shipping).
  - d. Covenant non-compliance was addressed. Current procedure is to address to complaints as received. Another approach was discussed to do inspections on an annual basis. Homeowners are encouraged to provide their input.
  - e. The Board approved to pay Rudy for costs associated with lights.
4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
  - a. Improvements completed were: 1) Tennis courts are being repaired today; 2) placing mulch around the lake 3) trailer was repaired.
  - b. Beaches were sprayed for weed control on July 10th by Lakeland Biologists. It was noted that Lakeland sometimes does not give adequate notification to the Board prior to spraying. The signage placed regarding the spraying was poor on the west beach. The following recommendations were approved:
    - i. Request that the lake is sprayed prior to the weekend.
    - ii. Lakeland Biologists to notify Norb and Joan prior to spraying.
    - iii. Send an email to notify homeowners.

- iv. Investigate providing permanent signage for the beaches regarding weed spraying in addition to the Lakeland Biologists signage.
- c. Fishing. It was noted that there are non-residents fishing on the lake. Please note:
  - i. Residents are allowed to fish in the lake using the fishing guidelines provided by the association.
  - ii. Non-residents can fish provided that 1) they are accompanied by a resident or 2) they have a fishing pass provided by the resident 3) fishing regulations are followed.
- d. Stormwater runoff is still being researched.

## 5. OTHER

- a. The Board is responsible for ensuring that the covenant is adhered to. Any letters sent out to homeowners or other entities for the ACC and ECC committees need to be approved by the Board.
- b. Covenant changes were discussed. **Homeowners are encouraged to submit their proposed revisions.** Further discussion of covenant changes will be done at the next meeting.
- c. The Association Directory is typically updated every five years. Lucy Spoerk volunteered to update the Directory. Joan will work with Lucy with this endeavor.
- d. Jeff Johnson and Marie Hoven Lot No. 37 house is for sale and noted that they wanted existing homeowners to know prior to
- e. Update on the development on North Cape Road. This land is currently leased to plant crops. A developer bought the property and was looking to develop this property but the plans were put on hold. The Board will continue to monitor this.
- f. Social Committee. Looking for Volunteers to head this committee. Currently there is no current chair for the committee and looking to have a beach party this year. Please volunteer.

## 6. REMINDERS

- a. Next meeting –will be on August 12<sup>th</sup>, 2009 at 7 p.m. at Rudy's residence
- b. Please notify Joan Hawley at joan@superior-eng.com if your email address changes.
- c. Please consider receiving the minutes electronically, which saves the Association time and money in addition to "going green".

Minutes submitted by Joan B. Hawley, Secretary

LAKE BRITTANY BOARD					
Name	Term	Phone (414)	Cell Phone	Email Address	Other
Rudy Mishich	2010	425-5037		rmishich@wi.rr.com	Chair - Board
Norb Bohmann	2009	425-4808		Muskegoites@aol.com	Chair - ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	
Don Brudnicki	2009	425-6418		dbbrudnicki@yahoo.com	
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	Board Liaison ACC



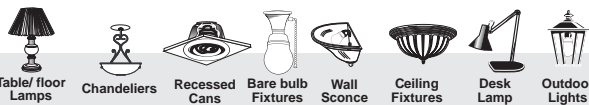
Manufacturer TCP -  
can be purchased at  
[www.1000.bulbs.com](http://www.1000.bulbs.com)  
Catalog code  
FC23-11323327

## Series A-Lamp Specifications

### SpringLamp® Compact Lamp

- NPF, 8,000 Hours average rated life

Ideal for:



Item #	Wattage	Incandescent Wattage Comparison	Initial Lumens	Recommended Fixture - 11323	Base (inches)	Life vs. Incandescent	Table/ floor Lamps	Chandeliers	Recessed Cans	Bare bulb Fixtures	Wall Sconce	Ceiling Fixtures	Desk Lamp	Outdoor Lights
11304	4	25	225		8	2.5X	•	•	•	•	•	•	•	•
11309 ★	9	40	450		2	5X	•	•	•	•	•	•	•	•
21314 ★	14	60	700		4	5X	•	•	•	•	•	•	•	•
21314Y ☼	14	60	600		4	6X	•		•	•	•			•
11316 ★	16	60	770	.27A	5.9	2.7	•		•	•	•			•
11319	19	60	900	.32A	5.9	2.7	•		•	•	•			•
11323	23	100	1300	.38A	6.1	2.7	•		•	•	•			•



☼ Yellow, Bug Light

#### Features and Benefits

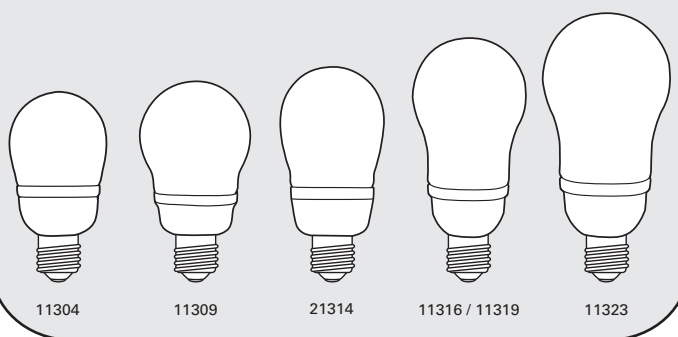
- NEW Small size
- NEW **Amalgam Technology**- provides cooler operating temperatures for consistent performance in any position
- Long life, **8,000 hour** average rated life
- **No lead glass**- Better lumen maintenance over life of bulb
- 2700°K color temperature closest to incandescent light
- Medium base
- Replace less often, ideal for hard to reach places
- End of Life logic guards against violent failures
- 12 Month Warranty
- U.L. Listed for wet locations – use indoors and outdoors

#### Specifications ( at full brightness )

End of Life Protection-----	Yes
Ballast Type -----	Electronic
Starting Method -----	Modified Rapid Start
Input Line Voltage -----	120VAC
Input Line Frequency -----	50/60HZ
Lamp Life (rated) -----	8,000 Hours
Color Temperature -----	2700°K
Color Rendering Index -----	82
Minimum Starting Temperature -----	-20 ° F
Maximum Operating Temperature -----	160 ° F
U.L. / C.U.L. Listed -----	Yes
FCC Compliance -----	Part 18, Subpart C
Lamp Operating Frequency -----	45 KHZ
Lamp Current Crest Factor -----	< 1.60
Maximum Open Circuit Voltage -----	600V
Power Factor -----	> .50
Total Harmonic Distortion -----	< 150%



12 MONTH WARRANTY

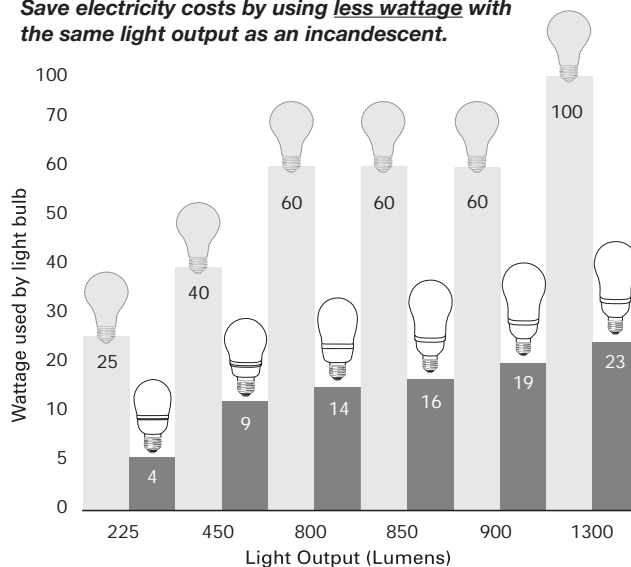


#### Special Application Options: (Ordering Suffix)

- 3100°K (31K), 3500°K (35K), 4100°K (41K), 5100°K (51K), 6500°K (65K)
- 11304 available in Red (RD), Green (GR), Blue (BL)

#### Energy Savings (SpringLamp® compared to incandescent)

**Save electricity costs by using less wattage with the same light output as an incandescent.**



TCP, Inc.

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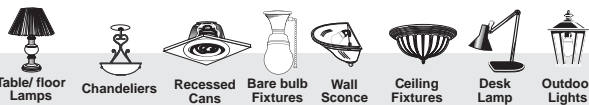
Manufacturer TCP -  
can be purchased at  
[www.1000.bulbs.com](http://www.1000.bulbs.com)  
Catalog code  
FC23-11323327

## Series A-Lamp Specifications

### SpringLamp® Compact Lamp

- NPF, 8,000 Hours average rated life

Ideal for:



Item #	Wattage	Incandescent Wattage Comparison	Initial Lumens	Recommended Fixture - 11323	Base (inches)	Life vs. Incandescent	Table/ floor Lamps	Chandeliers	Recessed Cans	Bare bulb Fixtures	Wall Sconce	Ceiling Fixtures	Desk Lamp	Outdoor Lights
11304	4	25	225		8	2.5X	•	•	•	•	•	•	•	•
11309 ★	9	40	450		2	5X	•	•	•	•	•	•	•	•
21314 ★	14	60	700		4	5X	•	•	•	•	•	•	•	•
21314Y ☼	14	60	600		4	6X	•		•	•	•			•
11316 ★	16	60	770	.27A	5.9	2.7	•		•	•	•			•
11319	19	60	900	.32A	5.9	2.7	•		•	•	•			•
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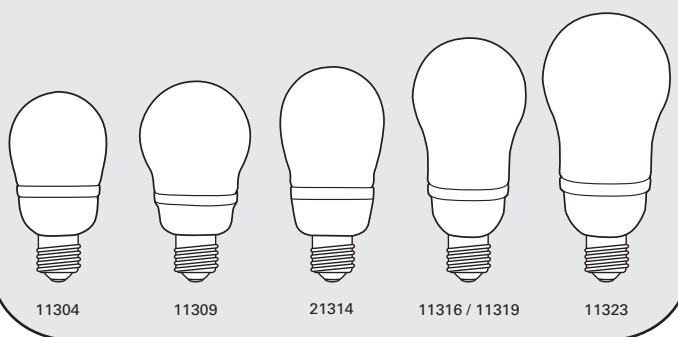
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Ballast Type -----	Electronic
Starting Method -----	Modified Rapid Start
Input Line Voltage -----	120VAC
Input Line Frequency -----	50/60HZ
Lamp Life (rated) -----	8,000 Hours
Color Temperature -----	2700°K
Color Rendering Index -----	82
Minimum Starting Temperature -----	-20 ° F
Maximum Operating Temperature -----	160 ° F
U.L. / C.U.L. Listed -----	Yes
FCC Compliance -----	Part 18, Subpart C
Lamp Operating Frequency -----	45 KHZ
Lamp Current Crest Factor -----	< 1.60
Maximum Open Circuit Voltage -----	600V
Power Factor -----	> .50
Total Harmonic Distortion -----	< 150%



12 MONTH WARRANTY

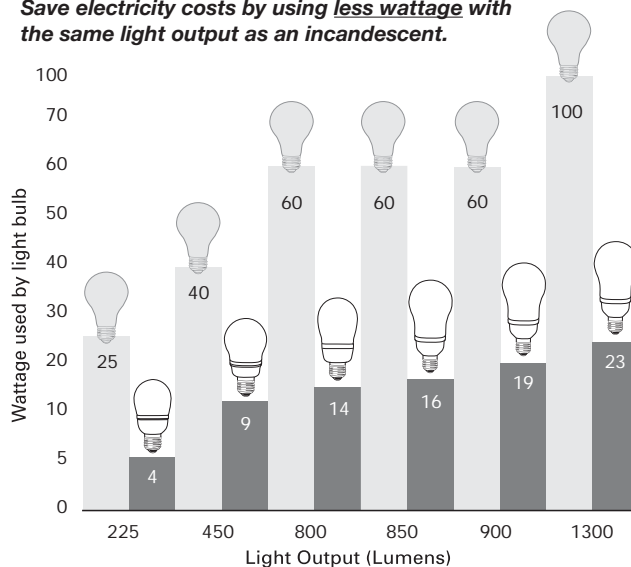


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**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**August 5th 2009**

The meeting was called to order at 7:00 P.M. at the Rudy Mishich residence. Board members in attendance were: Rudy Mishich, Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Don Brudnicki.

1. SECRETARY REPORT (Joan Hawley)
  - a. Minutes of July 13<sup>th</sup>, 2009 were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
  - a. Balances; Checking = \$ 9,053.89 as of 8/5/2009; Wells Fargo Investment Account as of 7/2/2009 \$30,793.19.
  - b. Workmans Compensation is due in October.
  - c. Liability Insurance was contracted with Wilson Mutual. A Wisconsin firm. The rate is \$1,058.00 which is a savings of about \$1,000 from last year.
3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce
  - a. All changes still need to be approved by the ACC. Contact John Ruskiewicz at (414) 425-2378.
  - b. Property defects were addressed.
  - c. ACC approved the request by the homeowners in Lot 64 to replace siding, downspouts, storm windows and other exterior improvements in kind.
  - d. ACC committee will review a form to assist homeowners for changes. The board will review the form and see if this is will be acceptable
  - e. Homeowners with light defects were discussed. Another inspection will be done to insure that homeowners are in compliance. Recommendations for other sources to be available for homeowners were discussed. More options will be forthcoming. Light parts are available online - Florescent bulb TCP 11323Part number.
4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
  - a. There were a number of homeowner questions regarding the lake biology including weed control, fish population and vegetation. The lake biology and sustainability of the lake is a complex issue. Years ago, the Board determined that an expert be hired to provide recommendations for long term sustainability Marine Biologists were hired to be the experts for lake biology and sustainability of the lake. Projects completed in 2009 were lake:
    - Sampling of the water
    - Improvements on the shore for shore fishing
    - Weed control has been done on a couple of areas.
    - Beach sand was done on the west beach
  - b. The board is working with several experts, including the City of Muskego to address the stormwater runoff problem and options. These include the City of Muskego and other experts to discuss options. The Board is looking at putting in a stormwater detention pond on the Tudor Oaks property. Tudor Oaks is not interested in contributing to the cost. The Board has a quote to install a stormwater detention pond for \$12,000 on the

Tudor Oaks property. The Board will continue to review this as this is a significant cost to the association.

- c. Fishing. It was noted that there are non-residents fishing on the lake. Please note:
- Residents are allowed to fish in the lake using the fishing guidelines provided by the association.
  - Non-residents can fish provided that 1) they are accompanied by a resident or 2) they have a fishing pass provided by the resident 3) fishing regulations are followed.

## 5. OTHER

- a. Covenant changes were discussed. The Board will submit in the next board meeting minutes covenant changes or another ***Homeowners are encouraged to submit their proposed revisions***. Further discussion of covenant changes will be done at the next meeting.
- b. Financial committees. Discussed the merits of providing continuity and experience with regard to the treasurer position because of the importance of the position. It was recognized that some home owner associations pay a nominal fee to "hire" a member to remain in that position as opposed to having the regular 3 year term. This position would be filled at the sole discretion of the board. This position may not be a voting member of the board. Further exploration and discussion is required and a covenant change required.
- c. Social Committee. Looking for Volunteers to head this committee.

## 6. REMINDERS

- a. Next meeting –will be on September 16th, 2009 at 7 p.m. at Norb's residence
- b. Please notify Joan Hawley at [joan@superior-eng.com](mailto:joan@superior-eng.com) if your email address changes.
- c. Please consider receiving the minutes electronically, which saves the Association time and money in addition to "going green".

Minutes submitted by Joan B. Hawley, Secretary

LAKE BRITTANY BOARD					
Name	Term	Phone (414)	Cell Phone	Email Address	Other
Rudy Mishich	2010	425-5037		rmishich@wi.rr.com	Chair - Board
Norb Bohmann	2009	425-4808		Muskegoites@aol.com	Chair - ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	
Don Brudnicki	2009	425-6418		dbbrudnicki@yahoo.com	
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	Board Liaison ACC

***ANNUAL MEETING ..... OCTOBER 28<sup>th</sup> at Tudor Oaks – Agenda and details to follow***

**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**August 5th 2009**

The meeting was called to order at 7:00 P.M. at the Rudy Mishich residence. Board members in attendance were: Rudy Mishich, Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Don Brudnicki.

1. SECRETARY REPORT (Joan Hawley)
  - a. Minutes of July 13<sup>th</sup>, 2009 were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
  - a. Balances; Checking = \$ 9,053.89 as of 8/5/2009; Wells Fargo Investment Account as of 7/2/2009 \$30,793.19.
  - b. Workmans Compensation is due in October.
  - c. Liability Insurance was contracted with Wilson Mutual. A Wisconsin firm. The rate is \$1,058.00 which is a savings of about \$1,000 from last year.
3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce
  - a. All changes still need to be approved by the ACC. Contact John Ruskiewicz at (414) 425-2378.
  - b. Property defects were addressed.
  - c. ACC approved the request by the homeowners in Lot 64 to replace siding, downspouts, storm windows and other exterior improvements in kind.
  - d. ACC committee will review a form to assist homeowners for changes. The board will review the form and see if this is will be acceptable
  - e. Homeowners with light defects were discussed. Another inspection will be done to insure that homeowners are in compliance. Recommendations for other sources to be available for homeowners were discussed. More options will be forthcoming. Light parts are available online - Florescent bulb TCP 11323Part number.
4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
  - a. There were a number of homeowner questions regarding the lake biology including weed control, fish population and vegetation. The lake biology and sustainability of the lake is a complex issue. Years ago, the Board determined that an expert be hired to provide recommendations for long term sustainability Marine Biologists were hired to be the experts for lake biology and sustainability of the lake. Projects completed in 2009 were lake:
    - Sampling of the water
    - Improvements on the shore for shore fishing
    - Weed control has been done on a couple of areas.
    - Beach sand was done on the west beach
  - b. The board is working with several experts, including the City of Muskego to address the stormwater runoff problem and options. These include the City of Muskego and other experts to discuss options. The Board is looking at putting in a stormwater detention pond on the Tudor Oaks property. Tudor Oaks is not interested in contributing to the



**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**September 16<sup>th</sup>, 2009**

The meeting was called to order at 7:00 P.M. at the Norb Bohmann Residence. Board members in attendance were: Rudy Mishich, Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Don Brudnicki.

1. SECRETARY REPORT (Joan Hawley)
  - a. Minutes of August 5th, 2009 were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
  - a. Balances; Checking = \$ 3,779.50 as of 9/15/2009; Wells Fargo Investment Account as of 7/2/2009 \$30,793.95.
  - b. Purchased a used golf cart \$2,522. The old cart needed to be replaced.
3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce
  - a. All changes still need to be approved by the ACC. Contact John Ruskiewicz at (414) 425-2378.
  - b. Property defects were addressed.
  - c. Light Bulbs – Homeowners can operate mercury vapor bulbs with ballasts but when that breaks down you can no longer use them as they are no longer manufactured. If this happens remove the ballast and one can use a covered compact fluorescent light (CFL) bulb. There are several types with different levels of white (color temperature). The spiral CFLs are not considered compatible with the old mercury vapor bulbs.
4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
  - a. There were several suggestions regarding improvements to the grounds and the Lake. These included: the walking bridge, the North path, continue to plant vegetation in the common areas, continue to use Lakeland Biologists. Other suggestions will be considered at the annual meeting.
  - b. Stormwater runoff issue. The Board is working with several experts to address the stormwater runoff problems. There are several options that the Board is reviewing to address this problem. One option is to put a stormwater detention pond on the Tudor Oaks property. Another option is to create more buffer zones with native plantings and to create bioswales. For more information see. <http://en.wikipedia.org/wiki/Bioswale>. Both options are being reviewed for costs, timing, legal, and long-term maintenance options.
5. OTHER
  - a. Comments, suggestions and concerns regarding the lake and the grounds are encouraged from all homeowners at any time and should be forwarded to the board for consideration.
  - b. Covenant and by-law changes were discussed in detail. A summary of the proposed changes was created and will be presented to members at the annual board meeting. Any covenant changes should be submitted to the Board.
  - c. The Board is accepting nominations for 2 positions on the board. Please notify the board prior to October 25<sup>th</sup>, 2008 if you are interested. .

d. The Board is also looking for volunteers for the ACC, ECC and Social committees.

## 6. REMINDERS

- a. Next meeting –will be on October 26th, 2009 at 7 p.m. at Paul Joyce's residence.
- b. Please notify Joan Hawley at [joan@superior-eng.com](mailto:joan@superior-eng.com) if your email address changes.
- c. Please consider receiving the minutes electronically, which saves the Association time and money in addition to “going green”.

Minutes submitted by Joan B. Hawley, Secretary

LAKE BRITTANY BOARD					
Name	Term	Phone (414)	Cell Phone	Email Address	Other
Rudy Mishich	2010	425-5037		rmishich@wi.rr.com	Chair - Board
Norb Bohmann	2009	425-4808		Muskegoites@aol.com	Chair - ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	
Don Brudnicki	2009	425-6418		dbbrudnicki@yahoo.com	
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	Board Liaison ACC

***ANNUAL MEETING ..... OCTOBER 28<sup>th</sup> at Tudor Oaks – Agenda and details to follow***

**Light Bulb Selection – Lake Brittany Homeowner Lamp Post -**

Brand	order #	bulb type	Watts	Equiv. Incandescent Watts	Initial Min. Start Temp.	Lumens	Life/Hrs.	Color	price	Where used	Purchased from
Westinghouse	Item #37401	mercury vapor	50	n/a		1500	18,000	4000K	\$ 17.95	Lot 65	All Lighting Greenfield WI
TCP	TCP 1132341	covered CFL	23	100	minus 20 F	1300	8,000	4100K	\$ 12.37	Lot 66	<a href="http://www.superiorlighting.com">www.superiorlighting.com</a> 800 432 7995
TCP	TCP 1132351	covered CFL	23	100	minus 20 F	1300	8,000	5100K	\$ 12.37	Lot 64	<a href="http://www.superiorlighting.com">www.superiorlighting.com</a>
Sylvania	part# 29680	covered CFL	14	60	0 F	800	8,000	2700K	\$ 8.00	Lot 22	Menards Hales Corners

**Watt=** measure of power - lower watt means less energy used.

**Lumens=** measure of light output - i.e. brightness

**Color K=** Kelvin light color scale from 1500K (yellow) to 5000K (pure white) to 9000K (blue)

**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**October 26<sup>th</sup>, 2009**

The meeting was called to order at 7:00 P.M. at the Paul Joyce residence. Board members in attendance were: Rudy Mishich, Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Don Brudnicki.

1. SECRETARY REPORT (Joan Hawley)
  - a. Minutes of September 16th, 2009 were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
  - a. Balances; Checking = \$ \$ 7130.40 6674.73 as of 10/26/2009; Wells Fargo Investment Account as of 10/1/2009 \$30,794.24
  - b. Annual reporting will be distributed at the annual meeting
  - c. The Board renewed the workmans compensation with Wilson Mutual who provides our liability insurance.
3. ARCHITECHTURAL CONTROL COMMITTEE (ACC) Paul Joyce
  - a. Paul Joyce is the new ACC Chair.
  - b. The Board recognized the significant level of effort that John Ruszkiewicz did for the committee.
  - c. All changes still need to be approved by the ACC.
  - d. Property defects were addressed. Notifications will be as follows– notify the homeowner verbally, and then send a letter notifying them of non-compliance with the covenant.
  - e. The Board discussed alternative methods to address defects on properties that have not been remedied within a reasonable time frame. The board continues to explore reasonable alternatives before being required to use more forceful methods due to lack of homeowner response.
4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
  - a. There were two meetings held in Sept and October discussing various activities.
  - b. Lakeland Biologists 2010 recommendations were distributed to the Board. There was some discussion on the recommendations however no action was taken at this Board meeting to proceed with the recommendations.
  - c. The walking bridge on the North side needs to be replaced in the near future. Another alternative was to fill the area and have a level walking path. The Board agreed to submit these suggestions to the residents at the annual meeting.
  - d. Stormwater runoff issue. The Board is working with several experts to address the stormwater runoff problems. There are several options that the Board is reviewing to address this problem. These options will be discussed at the annual meeting.
    - One option is to put a storm water retention pond on the Tudor Oaks property. \$11,575.00.
    - Several alternative erosion protection options were discussed. These options were submitted by Marek Landscaping to address the runoff from Tudor Oaks property. These options ranged from \$1,600 to \$25,000.

- Both options are being reviewed for costs, timing, legal, and long-term maintenance options.
- It was noted by the Board that the runoff problems are on property not owned by the Association. This property could be developed and funds spent maybe for only a short term benefit.

## 5. OTHER

- Boats – remove boats by December 1<sup>st</sup>
- Comments, suggestions and concerns regarding the lake and the grounds are encouraged from all homeowners at any time and should be forwarded to the Board for consideration.
- Covenant and by-law changes were discussed. A summary of the proposed changes was created and will be presented to members at the annual board meeting. Any covenant changes should be submitted to the Board. In addition, the Board will provide a Proxy Ballot for the changes to the Covenant.
- The Board is accepting nominations for 2 positions on the board.
- The Board is also looking for volunteers for the ACC, ECC and Social committees.

## 6. REMINDERS

- Next meeting will be held at Rudy Mishich residence on November 23<sup>rd</sup> at 7pm. Please notify Joan Hawley at [joan@superior-eng.com](mailto:joan@superior-eng.com) if your email address changes.
- Please **consider receiving the minutes electronically, which saves the Association time and money in addition to “going green”**.

Minutes submitted by Joan B. Hawley, Secretary

LAKE BRITTANY BOARD					
Name	Term	Phone (414)	Cell Phone	Email Address	Other
Rudy Mishich	2010	425-5037		rmishich@wi.rr.com	President- Board
Norb Bohmann	2009	425-4808		Muskegoites@aol.com	Chair - ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	
Don Brudnicki	2009	425-6418		dbbrudnicki@yahoo.com	
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	Chair ACC