

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
November 23, 2009

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

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of October 26th, were approved as submitted with an exception of the balance of the checking was \$7,130.40.

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

- a. Balances; Checking = \$ 7,056.22 as of 11/12/2009; Wells Fargo Investment Account as of 10/1/2009 \$30,794.54

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. At the annual meeting, the Board presented and distributed recommended changes to the Covenant and By-laws.
- b. There was discussion regarding procedures for the ACC and the Board to deal with lots which are not conforming to the rules and covenants. Discussions will continue with input from the ACC in future board meetings to clarify the process.
- c. The Bridge on the north side will need to be reconstructed or removed. No immediate danger exists and it will be monitored closely. Further information on options will be distributed to the homeowners

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. The ECC committee meets regularly and will provide the Board notice of their meetings.
- b. The ECC continues to investigate solutions to the run-off problem from the Tudor Oaks. Information from all Board members has been solicited and incorporated.
- c. 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. Most of these recommendations will be implemented late spring or summer and it was agreed to table this recommendation until the January meeting.
- d. Debris from cottonwood trees was brought up at the annual meeting. The Board is reviewing a long term plan for this. Debris is from female trees only. One action item is to mark the female trees in the spring (describe the purpose in marking?)

5. NEW BUSINESS

- a. Board elections – all nominations were unanimously approved all Board members
 - Paul Joyce - President
 - Norb Bohmann - Vice President
 - Pat Boyer – Treasurer
 - Joan Hawley - Secretary
- b. A motion to renew the geese license was approved.

- c. The Board voted to have a regular meeting date of the third Tuesday of the month starting in January 2010.
- d. Communication
 - Social events will be included in the meeting minutes when possible. In between meetings email notices and postings on the Lake Brittany web site will be made. All notifications and postings should be approved by the Board.
 - All information posted will be posted on new website will be approved by the Board
- e. Special Service Acknowledgements. The Board would like to recognize the efforts of two Board members this past year.
 - The Board would like to recognize the efforts that Rudy as President of the Association. Rudy dealt with many significant issues and the Board wanted to acknowledge those. Rudy did a good job in handling all the day to day issues and direction to the Board.
 - The Board also wanted to acknowledge Don Brudnicki for stepping in to serve as a Board member for a one year term. Don did a good job in providing an insight to the Board.

6. REMINDERS

- a. The Board's next meeting will be held at residence on January 19th, 2010 at 7pm at Paul Joyce's house.
- b. The Board is looking for volunteers for the ACC, ECC and social committees.
- c. All exterior architectural changes such as siding, painting, additions, etc. need to be approved by the ACC committee.
- d. Boats – need to remove boats by December 1st.
- e. Lake Brittany web site www.lakebrittany.com. User name and password is “lb99”.
- f. Please notify Joan Hawley at joan@superior-eng.com if your email address changes.
- g. If you are receiving the minutes in hard copy format, 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	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	President – Board
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	Vice Pres/Chair ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	Treasurer
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	Secretary
Rudy Mishich	2010	425-5037		rmishich@wi.rr.com	Member at large
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	Member at large

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
January 19, 2010

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

1. SECRETARY REPORT (Joan Hawley)
 - a. Minutes of November 23rd, were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
 - a. Balances; Checking = \$ 6,364.49 as of 12/31/2009; Wells Fargo Investment Account as of 12/31/2009 \$30,795.14.
 - b. Past due association dues are being addressed.
3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce
 - a. ACC held a meeting on December 8, 2009.
 - b. The Board discussed having written procedures for the ACC and the Board to deal with properties which are not conforming to the rules and covenants. Having a written procedure will ensure that non-conforming items are addressed consistently for each property. Discussions will continue with input from the ACC in future board meetings to clarify the process.
4. ACC Committee members are Jim Stencel, John Ruskiewicz, and Paul Joyce. There are three voting members per the covenant.
5. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
 - a. The ECC continues to investigate solutions to the run-off problem from the Tudor Oaks.
 - b. The north bridge repair was discussed and options will be discussed at future meetings.
6. OLD BUSINESS
 - a. Covenant changes as recommended by the Board are being re-distributed to the homeowners. Homeowners are asked to submit covenant votes to any Board member. The Board recommended including the ballot in the redistribution. Please email or submit a ballot to one of the board members (see Board member information at the end of these minutes.)
7. NEW BUSINESS
 - a. Rudy Mishich resigned from the board. A Board position is open. The term for this position will be until the annual Board meeting in the fall of 2010. If anyone is interested in volunteering for a Board position please contact a Board member.
8. REMINDERS
 - a. The Board's next meeting will be on **March 3rd 6:30pm at Norb Bohmann's house.**

- b. All exterior architectural changes such as siding, painting, additions, etc. need to be approved by the ACC committee.
- c. Lake Brittany web site www.lakebrittany.com. User name and password is “lb99”.
- d. Please notify Joan Hawley at joan@superior-eng.com if your email address changes.
- e. If you are receiving the minutes in hard copy format, 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	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	President – Board
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	Vice Pres/Chair ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	Treasurer
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	Secretary
VACANT	2010				Member at large
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	Member at large

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
March 8th, 2010

The meeting was called to order at 6:30pm. at the Norb Bohmann residence. Board members in attendance were: Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Greg Rizzo.

1. SECRETARY REPORT (Joan Hawley)
 - a. Minutes of January 19th, 2010, were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
 - a. Balances; Checking = \$13,548.73 as of 2/26//2010; Wells Fargo Investment Account as of 3/5/2010 \$30,795.71.
 - b. Past due association dues are being addressed.
3. ARCHITECHTURAL CONTROL COMMITTEE (ACC) Paul Joyce
 - a. The Board discussed having written procedures for the ACC and the Board to deal with properties which are not conforming to the rules and covenants. Discussions will continue with input from the ACC in future board meetings to clarify the process.
 - b. The Board clarified homeowner notifications to the ACC for exterior changes and maintenance items. There was some discussion regarding what be submitted to the ACC for approval. According to the covenant any architectural changes and maintenance items such as painting, replacement of siding, roofs, windows, etc., even if replacing in kind, need to be submitted to the ACC.
4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
 - a. The ECC continues to investigate solutions to the run-off problem from the Tudor Oaks.
 - b. Lakeland Biologists are going to do weed control for the two beaches and the two fishing areas when lake conditions are ideal to perform this task this spring or early summer.
 - c. Norb made two fishing area signs to designate the fishing areas. These will be posted in spring/early summer.
5. OLD BUSINESS
 - a. Covenant changes as recommended by the Board have been distributed to the homeowners. Homeowners are asked to submit covenant votes to any Board member. Please email or submit a written ballot to one of the board members (see Board member information at the end of these minutes.)
 - b. A Board position is open. The term for this position will be until the annual Board meeting in the fall of 2010. If anyone is interested in volunteering for a Board position please contact a Board member.
6. NEW BUSINESS
 - a. Several items were addressed regarding the use of Common Grounds. Please note the following rules that pertain to Common Grounds use.

Rule No. 1 "All members of the Association are responsible for the supervision of their children, as well as the children of their guests, on the beaches and all common areas.

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
April 20th, 2010

The meeting was called to order at 6:30pm. at the Pat Boyer's residence. Board members in attendance were: Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Greg Rizzo. Guest attendee was Tad Johnson.

1. SECRETARY REPORT (Joan Hawley)
 - a. Minutes of March 8th, 2010, were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
 - a. Balances; Checking = \$13,311,73 as of 4/1/2010.; Wells Fargo Investment Account as of 3/5/2010 \$30,796.02
 - b. Past due association dues are being addressed.
 - c. Renewed fish and geese license.
3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce
 - a. The Board is addressing residences not in compliance with the covenant.
4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
 - a. Action items for this spring.
 - Cut grass and add mulch;
 - Kill weeds; prune; rake as needed in the landscaped areas.
 - Prepare beaches, boat areas playgrounds and volleyball courts including raking, weeding and adding sand as needed
 - Rake tool behind golf cart and add a new trailer hitch. –
 -
 - Add plants on the newly reconstructed north path. Between lots 85 and 86.
 - b.
 - c. Norb and crew rebuilt and tuned up lawn mowers.
 - d. Installed two fishing signs to designate fishing areas. Two fishing areas were recommended by Lakeland Biologists for shore fishing. These areas were improved for shore fishing last year. Weed control will be done to enhance shore fishing
 - e. Part time staff is used to perform tasks.
 - f. The ECC continues to investigate solutions to the run-off problem from the Tudor Oaks.
 - g. Lakeland Biologists are going to do weed control for the two beaches and the two fishing areas when lake conditions are ideal to perform this task this spring or early summer
5. OLD BUSINESS
 - a. Covenant changes as recommended by the Board have been distributed to the homeowners. Homeowners are asked to submit covenant votes to any Board member. Please submit a written ballot to one of the board members (see Board member information at the end of these minutes.)

- b. A Board position is open. The term for this position will be until the annual Board meeting in the fall of 2010. If anyone is interested in volunteering for a Board position please contact a Board member.

6. NEW BUSINESS

- a. Tad Johnson commented on erosion occurring on the north side of the lake. There are several spots where the bank has eroded. The Board will investigate and provide recommendations.
7. Tad also noted in addition, the culvert under the bridge seems to be plugged. Norb will investigate.
8. It was also noted that the north path has been redone with new gravel. Drain tile was placed on the lake side. Path was built up to eliminate gravel washing in the street. Tad was concerned that the gravel could wash into the two adjacent yards. The Board will monitor and provide recommendations as needed.

9. REMINDERS

- a. Please make sure that your lot number is on your boat.
- b. The Board's next meeting will be on May 26th, **6:30pm at Joan Hawley's house.**
- c. **Save the date.** - The Social committee has planned a dinner & golf outing for June 25th. Brochure posted on the website.
- d. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- e. Lake Brittany web site www.lakebrittany.com. User name and password is "lb99".
- f. Please notify Joan Hawley at joan@superior-eng.com if your email address changes.
- g. If you are receiving the minutes in hard copy format, 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	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	President – Board
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	Vice Pres/Chair ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	Treasurer
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	Secretary
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	Member at large
VACANT	2010				Member at large

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
May 26th 2010

The meeting was called to order at 6:30pm. at Joan Hawley's residence. Board members in attendance were: Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Greg Rizzo.

1. SECRETARY REPORT (Joan Hawley)
 - a. Minutes of April 20th, 2010, were approved as submitted.
2. TREASURER'S REPORT (Pat Boyer, Treasurer)
 - a. Balances; Checking = \$17,288.18 as of 4/1/2010; Wells Fargo Investment Account as of 3/5/2010 \$30,796.33
 - b. Past due association dues are being addressed.
3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce
 - a. The Board is addressing residences not in compliance with the covenant.
4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann
 - a. The ECC continues to investigate solutions to the run-off problem from the Tudor Oaks. Norb continues to pursue options with Tudor Oaks and the farmer who leases the land. The parties are now working with government agencies to pursue potential solutions and funding to resolve run off related problems. The Board approved Lakeland Biologists to do weed control for the two beaches and the two newly posted fishing areas. Lakeland Biologists recommended these two fishing sites because of these they were deemed the best locations for fish habitat. These areas will be sprayed for weed control. Norb will notify the Board when weed control occurs so notification to the homeowners can be done via email and signs posted.
 - b. Landscaping of the cul-de-sacs was discussed. If homeowners want to commit to taking over landscaping the cul-de-sac they must commit to taking care of it all the time. Note that it is difficult to water the cul-de-sac. If residents are interested in doing this, please contact a Board member. The board encourages homeowners to augment the care of their cul-de-sacs. This would include typical lawn care, including cutting. Plantings are permitted but must be approved by email or phone call to the ECC – Norb Bohmann.
 - c. Mowing and trimming schedule was discussed along with the review and removal of unattractive trees and shrubs.
5. OLD BUSINESS
 - a. Covenant changes as recommended by the Board have been distributed to the homeowners. Homeowners are asked to submit covenant votes to any Board member. Please submit your written ballot to one of the board members. If you need another ballot contact a board member. The board would really appreciate the homeowners help otherwise the board members will be required to stop by to personally retrieve your vote.
 - b. A Board position is currently open. This is a great opportunity to meet your neighbors, make new friends and learn what goes on "behind the scenes" to help keep Lake Brittany the great place it is. The term for this position will be until the annual Board meeting in the fall of 2010. Two positions are filled each year with a term of 3 years. If anyone is

interested in volunteering for a Board position please contact a Board member. These positions are voluntary with no remuneration.

6. NEW BUSINESS

- a. All boats require flotation devices per DNR regulations For reference see <http://www.wnrmag.com/org/es/enforcement/safety/pfd.htm> . Please ensure all boat occupants (including paddle boats) have Personal Flotation Devices (PFD's)
 - The U.S. Coast Guard and Wisconsin requires vessels of less than 16 foot in length to be equipped with one Type I, Type II, Type III or Type V for each person on board. This means that even canoes and kayaks must carry a wearable PFD for each person on board.
 - In order to be an acceptable, each PFD must be:
 - U. S. Coast Guard Approved.
 - In good condition which means no tears, rips, broken straps or snaps.
 - Of a suitable size for the intended wearer.
 - Readily accessible. This means it may not be stowed in plastic bags, in locked or closed compartments or under other equipment
- b. Bridge options to replace or rehabilitate were discussed. The Board moved to research and review the options in more detail. Findings to be discussed at the next meeting.

7. REMINDERS

- a. Please make sure that your lot number is on your boat. Boats with standing water attract mosquitoes. Please maintain your boat. The board is looking into methods to eliminate the “post hurricane” look of the beach boat parking areas and the water pools in boats that breed mosquitoes. Suggested Solutions are Welcome!
- b. –Always a great time!, the Lake Brittany Social committee dinner & golf outing for June 25th. Brochure posted on the website.
- c. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- d. Lake Brittany web site www.lakebrittany.com. User name and password is “lb99 “.
- e. Please notify Joan Hawley at joan@superior-eng.com if your email address changes.
- f. If you are receiving the minutes in hard copy format, please consider receiving the minutes electronically, which saves the Association time and money
- g. The Board’s next meeting will be on June 30th 6:30pm at Paul Joyce’s house.**

Minutes submitted by Joan B. Hawley, Secretary

LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	President – Board
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	Vice Pres/Chair ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	Treasurer
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	Secretary
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	Member at large
VACANT	2010				Member at large

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
June 30th, 2010

The meeting was called to order at 6:30pm. at Paul Joyce's residence. Board members in attendance were: Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Greg Rizzo. Guest Don Cozza.

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of May 26th, 2010, were approved as submitted.
- b. ***A clarification to the meeting minutes regarding the landscaping of the cul-de-sacs was brought up.*** The last meeting minutes included a discussion regarding landscaping and maintenance of the cul-de-sacs. The intent of the discussion was to inform homeowners that help with the cul de sacs was encouraged and was not to be interpreted as a request for volunteers to take over maintenance of the cul-de-sacs. This is in line with homeowners who are already helping to care for their cul-de-sacs – ***The Board is not requesting volunteers to landscape common property including cul-de-sacs.***

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

- a. Balances; Checking = \$ as of 6/29/2010 13,858.57; Wells Fargo Investment Account as of 6/29/2010 \$30,796.90
- b. Past due association dues are being addressed.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. The Board is addressing residences not in compliance with the covenant.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. ECC committee had a meeting June 9th, 2010.
- b. Trees were cut and stumps removed on the East beach.
- c. Mowing, trimming, planting and weed control has been on-going around the lake.
- d. The ECC continues to investigate solutions to the run-off problem from the Tudor Oaks. The U.S. Agriculture Brandy Richter has reviewed the information and is assisting Norb in determining solutions. Norb continues to pursue options with Tudor Oaks and the farmer who leases the land. The parties are now working with government agencies to pursue potential solutions and funding to resolve run off related problems.

5. OLD BUSINESS

- a. Covenant changes as recommended by the Board have been distributed to the homeowners. **Homeowners are asked to submit covenant votes to any Board member by the next Board meeting. Please** submit your written ballot to one of the board members. If you need another ballot, contact a board member.
- b. Proposals to repair and replace the bridge. Bridge options to replace or rehabilitate were discussed. The Board moved to research and review the options in more detail. Findings to be discussed at the next meeting.

6. NEW BUSINESS

- a. Don Cozza volunteered for the vacant Board position and the Board accepted his nomination. The term is until the annual Board meeting in October 2010. Thank you Don
- b. Lakeland Biologists will notify the homeowners regarding weed control prior to the application. The Lakeland Biologists will notify Norb and Joan 48 hours ahead of time. Email notification will be done and we requested that Lakeland Biologist put up signs around the lake to notify homeowners. We will formalize the procedure next meeting.
- c. Looking for volunteers to assist in a Lake Brittany Newsletter.
- d. Discussion was held regarding boats on the lake. This included the “storing” of boats on the beach, the maintenance of boats and comments from residents. The Board will continue this discussion next Board meeting.
- e. ECC will review removing some trees on the common property.
- f. We discussed complaints received by board members from other Lake Brittany members that are not covered under the covenant. Incidents such as nuisances, disturbances and trespassing, generally are not covered in the covenants, and are regulated by Muskego municipal codes. These are best enforced by the Police Department, (262) 679-4130, just as in any other neighborhood or subdivision. While anybody can initially address such issues, please understand that the volunteer Board of Directors does not have enforcement powers over such matters. The Board is in place to maintain the physical properties and administer the covenants and by -laws.

7. REMINDERS

- a. Please make sure that your lot number is on your boat. Boats with standing water attract mosquitoes. Please maintain your boat. Boats require flotation devices per DNR regulations For reference see <http://www.wnrmag.com/org/es/enforcement/safety/pfd.htm> . Please ensure all boat occupants (including paddle boats) have Personal **Flotation Devices (PFD's)**.
- b. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- c. Lake Brittany web site www.lakebrittany.com. User name and password is “ **lb99** “.
- d. Please notify Joan Hawley at joan@superior-eng.com if your email address changes. If you are receiving the minutes in hard copy format, please consider receiving the minutes electronically, which saves the Association time and money
- e. **The Board's next meeting will be on August 11th 6:30pm at Don Cozza's house.**

Minutes submitted by Joan B. Hawley, Secretary

LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	President – Board
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	Vice Pres/Chair ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	Treasurer
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	Secretary
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	Member at large
Don Cozza	2010	529-2652		dcozza@wi.rr.com	Member at large

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
August 23th, 2010

The meeting was called to order at 6:30pm. at Don Cozza residence. Board members in attendance were: Don Cozza, Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Greg Rizzo.

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of June 30th, 2010, were approved as submitted.

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

- a. Balances; Checking = \$ as of 8/22/2010 13,792.06; Wells Fargo Investment Account as of 8/22/2010 \$30,792.06.
- b. Insurance has been submitted.
- c. Financial information reviewed by an accounting firm. This will be posted on the website when complete.
- d. Past due association dues are being addressed.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. The Board is addressing residences not in compliance with the covenant.
- b. Other planned changes were reviewed and decisions submitted to the homeowners.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. ECC committee had a meeting July 20th, 2010
- b. **Any work on common property needs to be approved by the ECC and the Board..**
- c. There is an issue regarding drainage of the lake from the culvert under the bridge on the north side. Rocks have been found by homeowners and the Board has removed the rocks numerous times to maintain proper water flow. The culvert was designed maintain flow from lake to the wetland that occurred naturally before the construction of the homes. This drainage also helps maintain our lake water quality.
It is clear that these obstructions were put there deliberately. Putting rocks or debris in the culvert or manhole disturbs the natural waterflow from the lake to the wetland. This can cause the lake level to rise and cause problems to homeowners such as basement backups, beach use and shoreline erosion.
- d. Recommendation to raise and rebuild the east path which is prone to flooding and under water 3 to 5 weeks. A quote for \$5,500 was received. The Board was concerned about potential effects of raising the walkway which could impact storm runoff or other effects not known at this time. The Board will discuss this further.
- e. The path drainage between Lot 85 and 86 has been improved to allow stormwater to be captured in drain tiles thus improving path maintenance. Several repairs have been done to the drain tiles including repairing the drain pipe that the cable company broke.
- f. Bridge options were discussed to replace the existing bridge with a wider bridge - 4-foot at the existing height. Some wood needs to be replaced. It was noted that it is difficult to paint. The Board moved to approve the bridge replacement concept. Material cost is

approximately \$1000. A labor quote was provided and the Board is requesting additional bids for this work based on the drawings provided.

5. The ECC continues to investigate solutions to the run-off problem from the Tudor Oaks.

6. OLD BUSINESS

- a. Covenant changes as recommended by the Board have been distributed to the homeowners. **Homeowners are asked to submit covenant votes to any Board member by the next Board meeting. Please** submit your written ballot to one of the board members. If you need another ballot , contact a board member.

7. NEW BUSINESS

- a. ECC will review removing some trees on the common property.

8. REMINDERS

- a. Please make sure that your lot number or name is on your boat. Boats with standing water attract mosquitoes. Please maintain your boat.
- b. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- c. Lake Brittany web site www.lakebrittany.com. User name and password is “ **lb99** “.
- d. Please notify Joan Hawley at joan@superior-eng.com if your email address changes. If you are receiving the minutes in hard copy format, please consider receiving the minutes electronically, which saves the Association time and money
- e. **The Board’s next meeting will be on September 20th at 6:30pm at Norb’s house.**

Minutes submitted by Joan B. Hawley, Secretary

LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	President – Board
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	Vice Pres/Chair ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	Treasurer
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	Secretary
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	Member at large
Don Cozza	2010	529-2652		dcozza@wi.rr.com	Member at large

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
September 20th, 2010

The meeting was called to order at 6:30pm. at Norb Bohmann residence. Board members in attendance were: Don Cozza, Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Greg Rizzo.

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of August 23th, 2010, were approved with minor revisions.

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

- a. Balances; Checking as of 9/20/2010 \$11,254.82; Wells Fargo Investment Account as of 9/17/2010 \$30,792.52.
- b. Past due association dues are being addressed.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. The Board is addressing residences not in compliance with the covenant.
- b. Other planned changes were reviewed and decisions submitted to the homeowners.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. Any work on common property BY HOMEOWNERS needs to be approved by the ECC and the Board.
- b. A motion was made to discuss to raise the raise and rebuild the east path which is prone to flooding and under water 2 to 3 weeks. Pros – could allow continuous pathway during wet weather. Path would be raised from Lots 23 to 29. Cons – expensive - \$5,500. The Board was concerned about potential effects of raising the walkway which could impact storm runoff or other effects not known at this time. The Board tabled this discussion and will present at the annual association meeting in October.
- c. The Board recommends the replacement of the bridge. Three bridge quotes were reviewed from insured builders with the lowest quote at \$5,059. The Board made a motion to approve the lower quote and have the work done this fall. The Board voted to approve the low quote. Greg Rizzo abstained from the vote.
- d. The ECC continues to investigate solutions to the run-off problem from the Tudor Oaks. If anyone has pictures of the affect the June 2008 storm had on the lake, especially the contamination and debris, please send to joan at joan@superior-eng.com.
- e. The lake water quality is excellent per the recent lab samples. The water is tested for E. coli which is a water quality indicator. *"The [U.S. Environmental Protection Agency \(USEPA\)](#) requires that beaches be posted with an advisory sign informing the public of increased health risk when a water sample exceeds 235 colony-forming units of E. coli per 100 milliliters of water."* Beaches in Wisconsin close if the E. Coli is greater than 235 units. Lake Brittany samples were 4 units at the East Beach and 20 units at the West Beach. These values are a sign of very good water quality in the lake.

5. OLD BUSINESS

- a. Covenant changes as recommended by the Board have been distributed to the homeowners. **Homeowners are asked to submit covenant votes to any Board**

member by the next Board meeting. Please submit your written ballot to one of the board members. If you need another ballot, contact a board member.

6. NEW BUSINESS

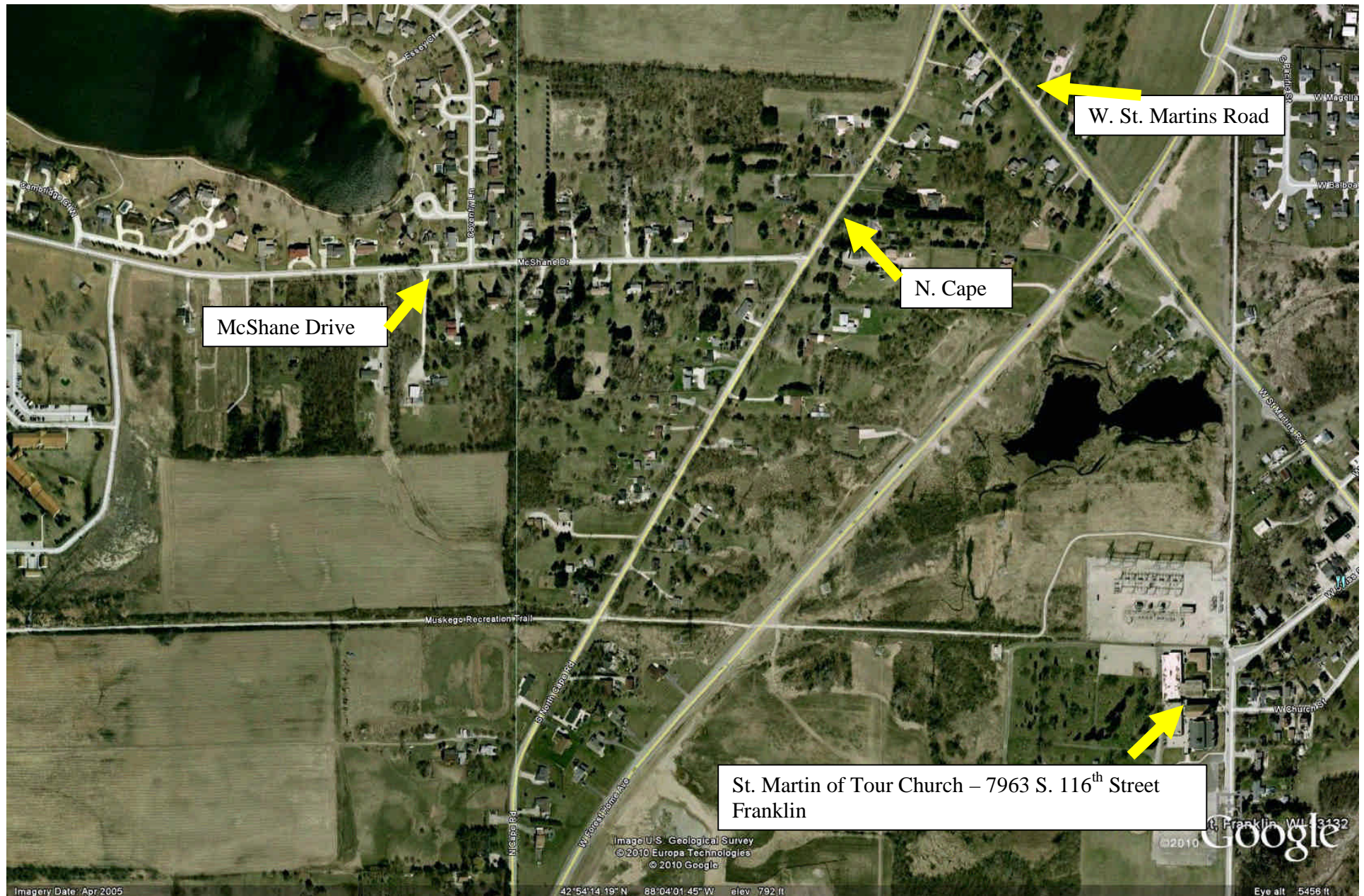
- a. Every year, two of the six board of director's terms are up and nominations are open for these positions. Nominations are accepted either in advance or at the annual meeting prior to voting. Participating on the board is a great way for homeowners to learn, how over 30 years, the association has maintained Lake Brittany to be one of the best addresses in the area. If you're new to Lake Brittany, it is a great way to meet more of your neighbors, too. The board usually meets one night a month for a few hours.
- b. **Lake Brittany Association Annual Meeting will be October 27th**. The meeting will be at Saint Martin of Tours Church. 7963 S. 116th St. Franklin. (Park in back, main church entrance) All lake association members are encouraged to attend. Agenda items to include:
 - Update on 2010 projects
 - Boat storage on the lake – Looking for ideas
 - Walking path on the east side of the lake to be elevated – details will be provided.

7. REMINDERS

- a. Please make sure that your lot number or name is on your boat. Boats with standing water attract mosquitoes. Please maintain your boat.
- b. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- c. Lake Brittany web site www.lakebrittany.com. User name and password is "Ib99".
- d. Please notify Joan Hawley at joan@superior-eng.com if your email address changes. If you are receiving the minutes in hard copy format, please consider receiving the minutes electronically, which saves the Association time and money
- e. **The Board's next meeting will be on October 18th at 6:30pm at Pat Boyer's House.**

Minutes submitted by Joan B. Hawley, Secretary

LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	President – Board
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	Vice Pres/Chair ECC
Pat Boyer	2010	529-0410	(414) 305-0447	boyerlbga@att.net	Treasurer
Joan Hawley	2011	235-9726	(414) 232-1520	Joan@superior-eng.com	Secretary
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	Member at large
Don Cozza	2010	529-2652		dcozza@wi.rr.com	Member at large



LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
October 18th, 2010

The meeting was called to order at 6:30pm. at Pat Boyer's residence. Board members in attendance were: Don Cozza, Pat Boyer, Paul Joyce, Norb Bohmann, Joan Hawley and Greg Rizzo.

1. **SECRETARY REPORT** (Joan Hawley)

- a. Minutes of September 20th, 2010, were approved.

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

- a. Balances; Investment 10/2010 \$30797.81 Wells Fargo Investment Account as of Checking \$10, 413.03.
- b. Past due association dues are being addressed.

3. **ARCHITECTURAL CONTROL COMMITTEE** (ACC) Paul Joyce

No new items to report.

4. **ENVIRONMENTAL CONTROL COMMITTEE** (ECC) Norb Bohmann

- a. Bridge – replacement of the Bridge – contract was reviewed. Bridge replacement is scheduled to start around November (2 weeks). The Board approved to pay the contractor a down payment for materials.

5. **OLD BUSINESS**

- a. Covenant changes as recommended by the Board have been distributed to the homeowners. **Homeowners are asked to submit covenant votes to any Board member by the next Board meeting. Please** submit your written ballot to one of the board members. If you need another ballot, contact a board member.
- b. Storm water run-off discussion continued. The Board approved the concept to pursue hiring a Storm water expert to assist us. Tudor Oaks has agreed to pursue the agricultural study that can be provided by the County.

6. **NEW BUSINESS**

- a. The Board took a motion to approve a paid position for bookkeeper on a month to month basis. The Board approved to have a NON Voting paid position and approved to have Pat Boyer as the book keeper. Pat has done the books for 7 years. Pat abstained from voting. This position will be reviewed on an as needed but no less than on an annual basis. Per Article 7 – powers of the Board section 1e the Board has the option to appoint a paid position. The Board recommended that this position to ensure long-term consistency and technical competency. This position also handles all of the insurance, accounts receivable and payables. Pat Boyer is a CPA.
- b. Every year, two of the six board of director's terms are up and nominations are open for these positions. Nominations are accepted either in advance or at the annual meeting prior to voting. Participating on the board is a great way for homeowners to learn, how over 30 years, the association has maintained Lake Brittany to be one of the best

addresses in the area. If you're new to Lake Brittany, it is a great way to meet more of your neighbors, too. The board usually meets one night a month for a few hours.

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- Update on 2010 projects
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7. REMINDERS

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- All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- Lake Brittany web site www.lakebrittany.com. User name and password is “**lb99**”.
- Please notify Joan Hawley at joan@superior-eng.com if your email address changes. If you are receiving the minutes in hard copy format, please consider receiving the minutes electronically, which saves the Association time and money
- The Board's next meeting will be on decided after the new Board has been voted in.**

Minutes submitted by Joan B. Hawley, Secretary

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Name	Term	Phone	Cell Phone	Email Address	Other
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