

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
December 1st, 2010

The first board meeting of the 2010-2011 fiscal year was called to order at 6:30pm at Joan Hawley's residence. Board members in attendance were: Paul Joyce, Tad Johnson, Norb Bohmann, Joan Hawley Greg Rizzo, and Tom Schauer. Absent – non-voting member Pat Boyer.

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of October 18th, 2010, were approved.
- b. Annual Meeting Minutes for October 28th, 2010 were approved.

2. TREASURER'S REPORT (Paul Joyce)

- a. Balances; Investment 10/2010 \$30,798.41 Wells Fargo Investment Account as of Checking \$11,885.56
- b. Past due association dues are being addressed.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. ACC approved window replacement for a property.
- b. Lamp post replacement materials will be posted on the website.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. The common area maintenance has been suspended for the winter.
- b. New warning signs for lake ice were installed. Please use extreme caution if you or your guests choose to venture on the ice.
- c. ECC Budget has been around \$20,000 per year for labor and materials. ECC budget includes maintaining the beaches and common grounds including the path. It includes summer labor to mow and perform maintenance duties. Budget also includes materials such as top soil, mulch and other landscape materials including flowers and shrubs. The last couple of years the actual spending was less than the budget.
- d. Expenses. The board understands that expenses occur continually during the grounds/lake maintenance season but recognizes that, as a board, there should be some sharing in spending accountability. To accomplish this, the board passed a resolution to require any expenditure, paid by the Association, that exceeds \$1000, needs to be reviewed by the board. Emergency expenditures need only the ECC Chairman's and President's approval. "Emergency" is characterized as something that is unexpected or not possible to plan for and that if not done immediately will create additional costs or impair the safety of residents or others..
- e. Christmas bonus for the two workers of \$200.00 was approved.
- f. There was some discussion regarding long term planning and possible projects that might be out of the typical realm of repair / replacement. This could include capital improvements/enhancements that improve the attractiveness or quality of life at Lake Brittany. Looking for ideas – nothing being pursued at this time. Send us your thoughts. Brainstorming ideas for example:
- g. Entrance signs at the 4 entrances ,

- h. Landscaping around the new bridge
- i. Piers and or shade shelters at the beaches...

5. OLd BUSINESS

- a. Bridge was replaced in November, 2010. Special thanks to Gene Zienty for assisting the contractor including supplying electricity and water. The bridge area will be landscaped next spring/summer.
- b. 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.
- c. Storm water run-off discussion continued. This is a very complex issue with many variables, regulations, jurisdictions, and principals associated with seeking a resolution that is in the best interest of Lake Brittany. The Board approved the concept to pursue hiring a Storm water expert to assist us. The Board requested a proposal from the consultant. Joan will pursue getting a proposal. The Board requested that as part of the scope, the consultant be available via a conference call for the next meeting.

6. NEW BUSINESS

- a. Boats
 - It was noted by previous meeting minutes that all boats need to be removed by December 1st. Any boats remaining will be removed by Don Reidy and it will be the homeowners responsibility to pay for removal and storage in order to claim the boat.
 - Boat parking and storage will be reviewed for next year with the objective of taking care of complaints received over the summer and at the Annual Meeting.
- b. The new position of Business Manager or bookkeeper needs to be defined. The Board will come up with a job description and name for the position for our Association.
- c. Nominations for officers of the Board
 - President – Paul Joyce
 - Vice – Norb Bohmann
 - Treasurer – Tad Johnson
 - Secretary – Joan Hawley
 - ACC – Paul Joyce
 - ECC – Norb Bohmann

The nominations were voted on and carried as shown.

7. REMINDERS

- a. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- b. Lake Brittany web site www.lakebrittany.com. User name and password is “lb99 “. Meeting minutes and other information can be found on the web-site.

- c. 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
- d. **The Board's next meeting is on January 10th 6:30pm at Tad Johnson's house.**
- e. Minutes submitted by Joan B. Hawley, Secretary

2010-2011 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	
Joan Hawley	2011	235-9726	232-1520	Joan@superior-eng.com	
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	
Pat Boyer	Contr -act	529-0410	305-0447	boyerlbga@att.net	Association Manager – Non-voting

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
January 24th, 2011

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

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of December 1st, 2010, were approved.

2. TREASURER'S REPORT (Paul Joyce)

- a. Balances; Investment 12/31 /2010 \$30,798.71 Wells Fargo Investment Account as of Checking \$8,939.35 1/24/201.
- b. Lake Brittany website fees were approved.
- c. Past due association dues are being addressed.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. No new activities since last meeting.
- b. Lamp post replacement materials will be posted on the website.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. No activities occurred since last meeting.

5. OLD BUSINESS

- a. Boats – Boats will review and update the draft boat storage rules. Items of concern are: too many boats for the storage areas, boats not properly maintained with standing water in the boats, and no identification on the boats. Board will review options and welcome input from residents.
- b. Covenant Changes – everything passed. The Board approved the incorporation of the revised covenants.
- c. Distribution of new documents to the residents will be done in the near future.
 - a. Covenants
 - b. Fishing passes
 - c. Updated rules
- d. Storm water run-off discussion continued. The storm water consultant will provide an opinion on if the runoff is legal or illegal according to the regulations.

6. NEW BUSINESS

- a. Web-site – add a fact sheet for the residents. New homeowners receive a fact sheet, this should be updated and posted.
- b. The board expressed its appreciation for Joan taking the initiative on this website. It has serve to improve communications for our community and puts the latest factual information at everyone's fingertips. It should develop into the first "go to" source for members and provide some continuity of practices and policies developed by the ever changing boards. Thank you Joan! - PJ

- c. Requested that the ECC and ACC committees send the meeting minutes to the secretary.
- d. Board approved the goose permit renewal for \$100.00 which gives the Association the right to handle eggs and to harass the geese. Capture the geese will cost additional money. The Board will continue to evaluate the geese problem.

7. REMINDERS

- a. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- b. Lake Brittany web site www.lakebrittany.com. User name and password is “ **lb99** “. Meeting minutes and other information can be found on the web-site.
- c. All residents have the authority to address trespassing on the lake including walking and fishing.
- 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 is on February 28th at 6:30pm at Greg Rizzo's House.**
- f. Minutes submitted by Joan B. Hawley, Secretary

2010-2011 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	
Joan Hawley	2011	235-9726	232-1520	Joan@superior-eng.com	
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	
Pat Boyer	Contr -act	529-0410	305-0447	boyerlbga@att.net	Association Manager – Non-voting

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES February 28th, 2011

The board meeting was called to order at 6:30pm at the Greg Rizzo residence. Board members in attendance were: Paul Joyce, Tad Johnson, Norb Bohmann, Joan Hawley, Greg Rizzo, and Tom Schauer. Absent – Pat Boyer – Business Manager

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of January 24th, 2011, were approved.

2. TREASURER'S REPORT (Tad Johnson)

- a. Balances; Investment 1/31/11 \$30,799.01 Wells Fargo Investment Account as of Checking \$15,437.78.
- b. Past due association dues are being addressed. Property Liens have been applied where needed.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. No projects reviewed by the committee this past month.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. ECC will be meeting and requested input from the Board and residents on future projects such as the area around the new bridge.
- b. The Board approved the recommendation to remove the leaning tree and stump on the common grounds that was could damage the houses on Lot 28 and 29 if it fell. The budget cost is approximately \$1,000. This will be pursued when the ground conditions permit.

5. . OLD BUSINESS

a. Boats

- The Board recommended that the Board pay a disposal fee for boats not being used. The Board will not buy the boat. Tad will develop a flyer and print the flyer for a “one-time” disposal of boats for the spring of 2011.
 - There are fixed anchors on the lake for the boats to be tied up. If there is a need for additional anchors, various merchants offer such anchors.
 - Residents must not tie up boats to shoreline trees. These ropes and cables hinder lawn maintenance and present tripping hazards. They also present potential damage to the trees. Grounds crews will be given permission to remove the chains, ropes and cables. There are screw in anchors that are available at stores, such as Menards, that can be purchased by boat owners. (see 5a2 above) At no time should boat parking create obstacles for the grounds crew. Please recognize this is required for efficient and orderly maintenance of our lake.surroundings
 - Boat lot numbers are required to be on the boats, the Board approved sending Boat lot numbers out with the Fishing Passes.
- b. Stormwater. A contract has been signed for a Storm water consultant to investigate our rights regarding the stormwater runoff that enters our lake. The Board is exploring other options concurrent with of the Consultant's study. These options would include continuing to work with Tudor Oaks and the city towards mutually beneficial outcomes.

6. NEW BUSINESS

- a. Trespassing. There have been several incidents regarding non-residents using the pathway and fishing including specifically regarding:
 - Ice fishing trespassing incidents with “Friends of Friends” fishing,.
 - Miscellaneous trespassers
- b. Signs. The signs for the Lake Brittany Estates at the entrance ways and at the lake are over 30 years old and the Board is reviewing the replacement of these signs. The Board will determine the condition of the signs, evaluate where signs should be located, and if additional signs are needed to prevent trespassing. **Please see the separately attached Lake - Lore Lake Brittany trespass exchange.**
- c. Fishing.
 - The Board requested that an adhoc task group be formed to address fishing issues in general for the lake. This ad hoc group would provide input to the ECC and the Board and review the existing fishing rules and explore methods of policing the fishing of the lake year round. It was felt that those who fish the lake may have the most to add to the fishing enjoyment of the lake. The Board is asking for volunteers – let Joan know if you are interested in volunteering for this.
 - The Board recommended that the lake is stocked with fat head minnows which was recommended by Lakeland Biologists.
 - The Board approved that new fishing passes be made and distributed to the residents. Fishing passes will be required for all guests and it is recommended that residents accompany guests.
- d. The Winter social event was held at Bushys on February 5th, 2011. The event was a success and many thanks to Jill Jeka and Jane Rizzo for this event. .
- e. Web-site expansion was being discussed to store various electronic files of Board information inorder to provide better continuity and background for the continually changing board and for new members to our association. The Board will continue to review options to store information on the web.
- f. Lake Brittany History . Pictures – If anyone has any historical pictures of the gravel pit, the early days of development, group pictures, events and other items, the Board would be interested in copies for the web-site. These would be scanned and returned to the provider. If anyone is interested in volunteering to document Lake Brittany history please contact a Board member. Also, there may be interest to have pictures produced in quantity and sold at cost such as a picture of the gravel pit or an aerial picture prior to development.
- g. Golf Outing is being planned. The date is June 24th at New Berlin Hills.
- h. Social Beach Outing – Looking for volunteers to help out with a social event in the summer,

7. REMINDERS

- a. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee.
- b. Lake Brittany web site www.lakebrittany.com. User name and password is “lb99 “. Meeting minutes and other information can be found on the web-site.
- c. Please notify Joan Hawley at joan@superior-eng.com if your email address changes. It saves the Association time and money

- d. **The Board's next meeting is on April 11th**, 6:30pm at Tom Schauer's House
- e. Minutes submitted by Joan B. Hawley, Secretary

2010-2011 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	
Joan Hawley	2011	235-9726	232-1520	Joan@superior-eng.com	
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	
Pat Boyer		529-0410	305-0447	boyerlbga@tt.net	Association Manager

15 March 2011

Fellow Lake Brittany Estates members;

The following exchange between a representative of Lake Lore, Mr. Hojnacki, and myself recently took place after an email was received from Mr. Hojnacki. This initial email was regarding a couple of very new Lake Lore residents, after being told that they could use our lake property by veteran Lake Lore residents, were questioned by a Lake Brittany resident if they had permission to use our property. The new Lake Lore residents, wondering why they were approached, inquired further with the Lake Lore board as to what was up with using Lake Brittany property.

Our board has been involved in this matter at every step. We are sharing this with all Lake Brittany members because the same information is being shared with Lake Lore members in their effort to clarify misconceptions regarding the use of our private property. It is, therefore, appropriate that our members have the same communication.

Paul Joyce, President, Lake Brittany Estates

Begin exchange.....

To: "Randall Hojnacki" <rhojnacki@wi.rr.com>

Sent: Tuesday, March 08, 2011 9:37 PM

Subject: Lake Lore-Lake Brittany misunderstandings

Hi Randall;

Please kindly share this with the rest of the Lake Lore HOA board.

I am Paul Joyce, and currently the president of Lake Brittany Estates HOA. Our board recently received your email correspondence, via Pat Boyer, dated 1-31-11 regarding Lake Lore residents using Lake Brittany property.

Thank you for your input on this issue and your kind words regarding our lake. Both Lake Brittany and Lake Lore residents are very fortunate to have such convenient, beautiful neighborhoods and homes to escape to.

With regard to the Lake Lore-Lake Brittany resident encounter on Lake Brittany property, I was contacted by the Lake Brittany resident who was involved in the encounter shortly after it occurred. We have also discussed this at our last board meeting.

We appreciate the opportunity to address this matter. Please allow me to be brief and direct.

The issue of trespassing on our private property is, unfortunately, a very common problem for the Lake Brittany board and our Association members. For us, this issue boils down to:

> Having non-member outsiders respect our Private Property.

> Limiting our liability as guided by our Insurer.

There may be some that believe there have been some "agreements" or "understandings" in the past regarding sharing Lake Brittany property with Lake Lore residents. We, as a board, have not found anything to support that such arrangements ever existed. As you suggested, we can agree that the developer and the now defunct Water Trust were common to the two lakes. Between those two, the only sharing agreement related to the Water Trust.

We would like to eliminate the encounters such as the one that brought this issue to light. We would appreciate it if the Lake Lore board could help dispel any misconceptions and urban legends with regard to Lake Brittany property being available for Lake Lore residents to use at will. This would quickly eliminate any future surprises or uncomfortable encounters.

Please pass on to your residents that our private common property is no different than the private property each one of your residents have. The only difference is our common property is privately owned and maintained, at significant expense, by 99 homeowners. Any one of our 99 homeowners has the right to question who is on their property, just as Lake Lore homeowners would do with those who trespass on their property. We hope Lake Lore residents will understand that this must be treated in the absolute sense, as anything in-between, like a

special arrangements, is impossible to monitor and control.

Randall, thanks again for bringing this forward for resolution. We trust this clears things up with regard to access to Lake Brittany's private property. We also hope Lake Lore residents can appreciate that this matter is taken very seriously by many of our members.

Please call me if there are any questions or concerns related to this or any other issues related to our lakes. Knowing that written communication often lacks the full dimensions of the message, I would personally be willing to meet with your President or board for a few minutes to discuss this message in person.

Thank you Randall.

Best Regards,

Paul Joyce

President – Lake Brittany Estates Homeowners Association

414-425-7825

Lake Lore response.....

From: rhojnacki@wi.rr.com
Subject: Re: Lake Lore-Lake Brittany misunderstandings
Date: March 10, 2011 9:43:02 PM CST
To: pjoyce3@wi.rr.com

Paul,
Thanks for your attention and response to this issue. I completely understand you, your board and your resident's position regarding this situation. I will forward your response to the Lake Lore Association's board and members.

Randall

**LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES April 27th, 2011**

The board meeting was called to order at 6:30pm at the Tom Schauer residence. Board members in attendance were: Paul Joyce, Tad Johnson, Norb Bohmann, Joan Hawley, Greg Rizzo, and Tom Schauer. Absent –Pat Boyer – Business Manager

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of February 28th, 2011, were approved with two corrections. The Board approved landscaping the bridge this year and the application of sand to both beaches early summer

2. TREASURER'S REPORT (Tad Johnson)

- a. Balances; 3/31/11: \$30,799.59 Wells Fargo Investment Account, Checking \$15,485.87.
- b. Fish Farm Registration was renewed for a total \$39.00.
- c. Past due association dues are being addressed and property liens have been applied as needed.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce

- a. Several projects including siding and patio have been reviewed and approved.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. Hired two employees Radek Vopalko/Forest Sirovina for cleanup and summer activities.
- b. 2011 Projects –
 - ECC reviewed both beaches for potential improvements including rotting timbers on the west beach.
 - A tree removal company will remove the tree between lot 28 and 29 that was approved last meeting. Additional trees should be thinned around the path and this will be reviewed by a tree company and the ECC committee.
 - See Fishing – old business for more details.
 - Other projects will be evaluated and discussed regarding short and long term projects such as replacing the Lake Brittany signs, additional landscaping, etc. These projects will be discussed at the next Board meeting. If you have an idea – please submit to the Board.

5. . OLD BUSINESS

- a. Fishing.
 - The Board had approved the stocking of fat head minnows – Lakeland Biologists recommended that 300 lbs of fat head minnows and 500 perch with delivery for a total cost \$2,102. Five board members voted yes, with one voting no.
 - Last meeting, the Board requested that an adhoc task group be formed to address fishing issues in general for the lake. **The Board is asking for volunteers – let Joan know if you are interested in volunteering for this.**
 - Many fishing complaints and observations regarding non-compliance of fishing rules have been received over the last year. It has been a real challenge to monitor and

enforce the fishing rules – specifically regarding guests and trespassers. It has been proposed that residents must accompany guests when fishing (past precedence). The board will continue its discussion on fishing rules and enforcement. Reminder regarding guests:

- Fishing passes are required for all guests.
 - Guests must catch and release all fish.
 - All guests should be accompanied by residents (reviewing if they must be)
- a. Web-site expansion will continue to be reviewed to put all the Association documentation on the web-site for retrieval and storage.
 - b. Stormwater. Donohue & Associates has submitted a draft report regarding our options regarding the stormwater runoff. Based on some of the recent rains and additional investigations, Donohue, Joan & the County will discuss options to present to the Board. Documentation of the situation was compiled and submitted to the Board.
 - b. Trespassing. A memo was sent to the Lake Lohr Board regarding misunderstanding by Lake Lohr residents using our common grounds. A memo summarizing correspondence from our Board to theirs is attached.
 - c. Boats – Tad developed and distributed a flyer for a “one-time” disposal of boats for the spring of 2011 and a second flyer will be submitted in the fall.

6. NEW BUSINESS

- a. The Board made a motion to review options for the NE beach area to reduce standing water. Options could include filling in the area or connecting to an existing storm sewer drain.
- b. Finance. Currently there is adequate funds in the general fund for overall maintenance of the common grounds (mowing, landscaping, brush removal, path maintenance, etc. and for capital projects such as the bridge replacement. The Board will identify short term (2011) and long term projects (after 2012). The projects would include replacement items such as the signs, replacement of equipment as well as suggested projects to continue to maintain our common grounds. In addition, it appears that the fund amount is sustainable, and it is not foreseen that a due increase would necessarily occur for in the near future. Recommendations for projects as well as a fund projection will be compiled this year.

7. REMINDERS

- a. **Social Events- Golf** - June 24th/ New Berlin Hills – get your foursome together!; Lake Brittany **Beach Party** -July 30th (Jill Jeka, Jane Rizzo, Diane Lazarides and Carol Robbins - looking for volunteers!)
- b. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee. Projects in kind such as same color paint, no change in materials do not need approval by the ACC if unsure – contact the ACC.
- c. Lake Brittany web site www.lakebrittany.com. User name and password is “lb99”.
- d. Meeting minutes and other information can be found on the web-site. <http://www.lakebrittany.com/Documents.html>. User name and password is lb99.
- e. It's a good time of the year to review the rules . Many members call with questions that could easily be answered by consulting the rules which are posted on the website <http://www.lakebrittany.com/Documents.html>.

- f. Please notify Joan Hawley at joan@superior-eng.com if you want to receive electronic minutes or if your email address changes.
- g. **The Board's next meeting is on May 23rd, 6:30pm at Paul Joyce's House**
- h. Minutes submitted by Joan B. Hawley, Secretary

2010-2011 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	ACC Chair
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	ECC Chair
Joan Hawley	2011	235-9726	232-1520	Joan@superior-eng.com	
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	
Pat Boyer		529-0410	305-0447	boyerlbga@tt.net	Association Manager

LAKE LOHR-LAKE BRITTANY CORRESPONDENCE – USE OF COMMON GROUNDS

15 March 2011

Fellow Lake Brittany Estates members;

The following exchange between a representative of Lake Lore, Mr. Hojnacki, and myself recently took place after an email was received from Mr. Hojnacki. This initial email was regarding a couple of very new Lake Lore residents, after being told that they could use our lake property by veteran Lake Lore residents, were questioned by a Lake Brittany resident if they had permission to use our property. The new Lake Lore residents, wondering why they were approached, inquired further with the Lake Lore board as to what was up with using Lake Brittany property.

Our board has been involved in this matter at every step. We are sharing this with all Lake Brittany members because the same information is being shared with Lake Lore members in their effort to clarify misconceptions regarding the use of our private property. It is, therefore, appropriate that our members have the same communication.

Paul Joyce, President, Lake Brittany Estates

BEGIN EMAIL EXCHANGE

To: "Randall Hojnacki" <rhojnacki@wi.rr.com> Sent: Tuesday, March 08, 2011 9:37 PM

Subject: Lake Lore-Lake Brittany misunderstandings

Hi Randall;

Please kindly share this with the rest of the Lake Lore HOA board.

I am Paul Joyce, and currently the president of Lake Brittany Estates HOA. Our board recently received your email correspondence, via Pat Boyer, dated 1-31-11 regarding Lake Lore residents using Lake Brittany property.

Thank you for your input on this issue and your kind words regarding our lake. Both Lake Brittany and Lake Lore residents are very fortunate to have such convenient, beautiful neighborhoods and homes to escape to.

With regard to the Lake Lore-Lake Brittany resident encounter on Lake Brittany property, I was contacted by the Lake Brittany resident who was involved in the encounter shortly after it occurred. We have also discussed this at our last board meeting.

We appreciate the opportunity to address this matter. Please allow me to be brief and direct.

LAKE LOHR-LAKE BRITTANY CORRESPONDENCE – USE OF COMMON GROUNDS

The issue of trespassing on our private property is, unfortunately, a very common problem for the Lake Brittany board and our Association members. For us, this issue boils down to:

- > Having non-member outsiders respect our Private Property.*
- > Limiting our liability as guided by our Insurer.*

There may be some that believe there have been some "agreements" or "understandings" in the past regarding sharing Lake Brittany property with Lake Lore residents. We, as a board, have not found anything to support that such arrangements ever existed. As you suggested, we can agree that the developer and the now defunct Water Trust were common to the two lakes. Between those two, the only sharing agreement related to the Water Trust.

We would like to eliminate the encounters such as the one that brought this issue to light. We would appreciate it if the Lake Lore board could help dispel any misconceptions and urban legends with regard to Lake Brittany property being available for Lake Lore residents to use at will. This would quickly eliminate any future surprises or uncomfortable encounters.

Please pass on to your residents that our private common property is no different than the private property each one of your residents have. The only difference is our common property is privately owned and maintained, at significant expense, by 99 homeowners. Any one of our 99 homeowners has the right to question who is on their property, just as Lake Lore homeowners would do with those who trespass on their property. We hope Lake Lore residents will understand that this must be treated in the absolute sense, as anything in-between, like a special arrangements, is impossible to monitor and control.

Randall, thanks again for bringing this forward for resolution. We trust this clears things up with regard to access to Lake Brittany's private property. We also hope Lake Lore residents can appreciate that this matter is taken very seriously by many of our members.

Please call me if there are any questions or concerns related to this or any other issues related to our lakes. Knowing that written communication often lacks the full dimensions of the message, I would personally be willing to meet with your President or board for a few minutes to discuss this message in person.

Thank you Randall.

Best Regards,

Paul Joyce/President – Lake Brittany Estates Homeowners Association 414-425-7825

LAKE LOHR-LAKE BRITTANY CORRESPONDENCE – USE OF COMMON GROUNDS

Lake Lore response

From: rhojnacki@wi.rr.com

Subject: Re: Lake Lore-Lake Brittany misunderstandings Date: March 10, 2011 9:43:02 PM CST

[To: pjoyce3@wi.rr.com](mailto:pjoyce3@wi.rr.com)

Paul,

Thanks for your attention and response to this issue. I completely understand you, your board and your resident's position regarding this situation. I will forward your response to the Lake Lore Association's board and members.

Randall

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES May 23rd, 2011

The board meeting was called to order at 6:30pm at the Paul Joyce residence. Board members in attendance were: Paul Joyce, Tad Johnson, Norb Bohmann, Joan Hawley, Greg Rizzo, and Tom Schauer. Pat Boyer – Business Manager

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of April 27th, 2011, were approved
- b. It was requested that the meeting minutes be only in electronic form, such as email or web access because of the very small number receiving hard copies. A separate, specific notice will be sent out with the meeting minutes being sent via U.S. Mail to make sure that members realize that meeting minutes can be received via E-mail AND accessed on the website. While the By -Laws provide for hard copy minutes, members who can receive the minutes electronically should seriously consider to electing to do so. This saves the volunteer the time required to do so. Advantages to electronic form is saving, cataloging, key word searching and referring to at a later date. Please give this serious consideration if this applies to you.

2. TREASURER'S REPORT (Tad Johnson) Balances; 4/30/11: \$30,799.89 Wells Fargo Investment Account, Checking \$20,966.87.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce. Emails have been the documentation regarding work done to date. A list will be generated in the future for projects completed.

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

- a. Current activities include mowing and cleaning up spring debris.
- b. Tree service will need to be to remove branches from tree from the bridge.
- c. Sand for both beaches and the volleyball court will be delivered when ground gets dry.
- d. Retaining wall – west beach several ideas were talked about
 - Retaining walls – need to be replaced
 - ECC to look at expanding the west beach. There is a potential to eliminate the retaining wall if we expand the beach. This will be reviewed and reported back.
 - There are no steps to access to the west beach or boat area. Access to these areas need to be reviewed. This may be a moot point if the retaining walls are eliminated and a gradual slope installed in its place.
- e. Gaps of rock along the shoreline need to be replaced. ECC was aware of some areas but will review further.
- f. Lakeland Biologists recommended that additional stocking of the lake with rainbow trout 7 to 8-inches at \$4.00/each. The Board has already approved fat head minnows and perch. The Board declined to stock more than that this spring. The Lakeland Biologists to notify us when they are going to put the fish in the lake.

5. . OLD BUSINESS

- a. Fishing.
 - Guest must be accompanied by a resident or have a guest pass. Passes have been distributed to all residents to be used. Reference the 12-11- 98 Rules and Regulations #5 *"All non-residents using the common areas must a.) be accompanied by a member of the Association or b.) carry a valid guest pass (use the fishing passes). All people not complying with this rule shall be subject to Municipal ordinance 9.25 (Trespass) and any member of the Association can report same to the local police department."*
 - Guests must catch and release all fish.
- b. Stormwater. Donohue & Associates has submitted a draft report regarding our options regarding the stormwater runoff. Based on some of the recent rains and additional investigations by Donohue, Joan & Waukesha County. It appears that the agricultural runoff is within the allowable limits. It was noted that additional stormwater runoff is also coming from the North Cape Road area.
- c. NE/East Beach Area. The Board is reviewing options for the NE/East beach area to reduce standing water that occurs occasionally. Options could include filling in the area or connecting to an existing storm sewer drain.
- d. Rules. Rules will be reviewed this year

6. NEW BUSINESS

- a. Signs for the Association. There are many signs on the common grounds including Lake Brittany, private property, no trespassing. Many of these signs are aging. This has been identified as a project. Further review will be done including identifying locations and wording by the ECC.
- b. Finance. Currently there is adequate funds in the general fund for overall maintenance of the common grounds. The Board has several projects on the books. It was noted that the Board will only consider and approve projects that will maintain or improve the subdivision
- c. Motorized vehicles are not allowed on the path per Common areas Rule 4. There was an incident with children riding motorized bikes on the bike path on Sunday 5/22.

7. REMINDERS

- a. **Social Events- Golf** - June 24th/ New Berlin Hills – get your foursome together!; **Lake Brittany Beach Party** -July 30th
- b. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee. Projects in kind such as same color paint, no change in materials do not need approval by the ACC if unsure – contact the ACC.
- c. Lake Brittany web site www.lakebrittany.com. User name and password is "lb99".
- d. Meeting minutes and rules can be found on the web-site. Many members call with questions that could easily be answered by consulting the rules which are posted on the website <http://www.lakebrittany.com/Documents.html>. User name and password is lb99.
- e. Please notify Joan Hawley at joan@superior-eng.com if you want to receive electronic minutes or if your email address changes.
- f. **The Board's next meeting is on June 27th, 6:30pm at Norb's House**
- g. Minutes submitted by Joan B. Hawley, Secretary

2010-2011 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	ACC Chair
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	ECC Chair
Joan Hawley	2011	235-9726	232-1520	Joan@superior-eng.com	
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	
Greg Rizzo	2012	425-2016		grizzo@wi.rr.com	
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	
Pat Boyer		529-0410	305-0447	boyerlbga@tt.net	Association Manager

LAKE BRITTANY ESTATES HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES June 27th, 2011

The board meeting was called to order at 6:30pm at the Bohmann residence. Board members in attendance were: Tad Johnson, Norb Bohmann, Joan Hawley, Greg Rizzo, and Tom Schauer and Pat Boyer/Business Manager, Absent /Excused Paul Joyce. Meeting presided by Norb/Vice

1. SECRETARY REPORT (Joan Hawley)

- a. Minutes of April 27th, 2011, were approved
- b. Meeting minutes were sent out with a note regarding switching to electronic. If you do not wish to switch to electronic, no action is required and minutes will be sent via mail.

2. TREASURER'S REPORT (Tad Johnson) Balances; 5/30/11: \$30,800.18 Wells Fargo Investment Account, Checking \$18, 860. Insurance renewals will be forthcoming. The Board had previously committed to paying the newly appointed Association Manager \$50.00/month. To date this has not been done. The Board requested that a check for \$400.00 for payment of the manager's services from November 2010 through June, 2011 be dispensed through the approved procedure overseen by the Treasurer.

3. ARCHITECTURAL CONTROL COMMITTEE (ACC) Paul Joyce. Emails have been the documentation regarding work done to date. A list will be generated in the future for projects completed. The ACC is looking into several above ground pools brought to its attention and whether they violate the intent of covenant restrictions noted in Articles VI and VIII

4. ENVIRONMENTAL CONTROL COMMITTEE (ECC) Norb Bohmann

a. Trees –

- Path on the east side of the beach – the trees are overcrowded. ECC to provide a plan to move 6 trees. Board approved tree moving at \$200/tree.
- Tree on the east side of the path – pine tree is dead. Board approved removal.
- Board approved Russ Tree Service to move and remove the trees

b. Lake weeds were sprayed on June 24th, 2011. Email notifications were submitted and signs were installed. There were no restrictions for swimming or fishing. ECC to arrange to remove weeds.

c. Lake Brittany is responsible for the curb and gutter on the cul-de-sac Litgen Contractors www.litgen.com has a bid \$1000.00 to cut down five curbs for the cul-de-sacs. There are access problems as well as maintenance issues with the lawn mower riding over the curb. The Board approved this.

d. Beaches

- Board is considering the expansion on the west beach. There is a potential to eliminate the retaining wall (needs replacement) if the beach is expanded. Asking for volunteers from beach users to help come up with a Plan. The Board did not approve a plan. Attached is a copy of a proposed plan from the ECC, comments should be submitted to Pat Boyer.
- Sand for both beaches and the volleyball court will be delivered when ground gets dry. There was a discussion regarding sand material based on homeowners complaints about the gravel and clay in the current beach sand.

- The ECC committee will remove the weeds and dispose of vegetation
- e. NE/East Beach Area. After reviewing options to eliminate standing water from the Beach, the Board determined that no action would be taken for filling in this area. Filling in the area could further impact flooding. The Board will review options to connect to existing storm drains. ECC to develop a plan.
- f. ECC is working on mowing options, especially the south hill. Goal is to not mow on the Sunday but maybe needed to maintain the grounds due to weather.
- g. Landscaping projects. The bridge will be landscaped this year. No plans have been developed yet. - Greg submitted quotes for landscape work around the lake, including the bridge. This work can also be performed by the part-time employees but was considered to address schedule concerns on doing the work without comprising the on-going maintenance of the lake.. The Board took no action on this.

5. . OLD BUSINESS

- a. Stormwater. Donohue & Associates has submitted a final report regarding stormwater runoff options. A detailed summary of the existing regulations was compiled, a summary and further recommendations. It appears that the agricultural runoff is within the allowable limits. It was noted that additional stormwater runoff is also coming from the North Cape Road area.

The Board discussed the options regarding preventing soil erosion, however, none of the options could prevent all of the sediment from coming into the lake and it was noted that these options typically are for small storms which usually do not impact the lake. The only option that would prevent all sediment from discharging to the lake is to eliminate the storm sewer which would not be permitted.

Testing of the sediment could be done. SF Analytical currently handles the water quality testing to ensure that the water is safe for swimming. Additional tests to include sampling for sediment content could be added.

Based on the report, the Board recommended no action at this time. A summary fact sheet will be created and the package will be sent out to the homeowners and the entire report posted on the web-site.

- b. Rules. Rules will be reviewed this year
- c. Signs for the Association will be reviewed.

6. NEW BUSINESS

- a. Greg Rizzo and Joan Hawley resigned after the meeting. Please contact a Board member regarding opportunities to volunteer and learn more about your Lake Brittany Homeowners Association. Normal term attrition and a resignation will leave 3 positions open at the annual meeting in October.

7. REMINDERS

- a. **Lake Brittany Beach Party** -July 30th - looking for volunteers – contact Jane Rizzo grizzo@wi.rr.com or Jill Jeka. Jjeka@wi.rr.com
- b. All exterior architectural changes or maintenance such as siding, painting, additions, etc. need to be approved by the ACC committee. Projects in kind such as same color paint, no change in materials do not need approval by the ACC if unsure – contact the ACC.
- c. Lake Brittany web site www.lakebrittany.com. User name and password is “ **lb99** “.

- d. Meeting minutes and rules can be found on the web-site. Many members call with questions that could easily be answered by consulting the rules which are posted on the website <http://www.lakebrittany.com/Documents.html>. User name and password is lb99.
- e. Please notify Pat Boyer if you want to receive electronic minutes or if your email address changes.
- f. **The Board's next meeting will be announced.**
- g. Minutes submitted by Joan B. Hawley

2010-2011 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	Other
Paul Joyce	2011	425-7825		pjoyce3@wi.rr.com	ACC Chair
Norb Bohmann	2012	425-4808		Muskegoites@aol.com	ECC Chair
Vacant	2011				
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	
Vacant	2012				
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	
Pat Boyer		529-0410	305-0447	boyerlbga@tt.net	Association Manager

Lake Brittany Homeowners Association

The meeting of the board of the homeowners associations was held at Tom Schauer's house 6:30 p.m. August 9, 2011. In attendance were Paul Joyce, Norb Bohmann, Tom Schauer, Tad Johnson and Kostas Lazarides and Jeff Spoerk.

Minutes of the previous month's meeting were approved.

Treasurer's report: Wells Fargo investment account has \$30,800.43 and the checking account has \$16,542.65 per the 7/31/11 statements.

Welcome to two new board members Kostas Lazarides and Jeff Spoerk.

Architectural Control committee report: Paul Joyce reported that a new roof and several siding projects were approved.

Environmental Control Committee report:

Boat storage on the lake was discussed. Several options were discussed but no resolution at this time.

West Beach revisions were discussed. Two bids for the work were presented. Don Reidy's bid was accepted for the sum of \$9000.00 (Don will supply the association with details of construction practices).

Concrete cutting ramps at six cull de sacs was scheduled ASAP in order to prevent any more damage to the mower.

Lakeland Biologists have stopped to check the status of lake and promise a report to the board soon.

The committee is relocating six or possibly seven maple trees from along the path at the east beach to Coventry. Stakes have been installed with orange flags at possible locations for the relocated trees.

The landscaping at the bridge is proceeding and should be completed soon.

The storm sewer between Lot 27 and 28 which discharges into common property near the east beach area was cleaned out and a plan to alleviate flooding in the area is in process.

New business: The board discussed the LBHA web site and its maintenance with regard to who would assume the primary responsibility of its content. This requires further discussion.

Swimming pools: Above ground back yard swimming pools were discussed. The Covenants refer to pools in 2 locations. One states that pools are subject to approval prior to installation. Another section states that they are not allowed. The ACC noted that there were two relatively small above ground pools in place. The pools are temporary and will be removed at the end of the season. Pools of this type are permitted only on an approval basis and subject to any complaints.

Next meeting is September 26, 2011 at 6:30 p.m. at Paul Joyce's house.

REMINDER – Current officers' phone numbers, e-mail addresses and other important information are listed on the website, www.lakebrittany.com – with the user ID = lb99 and the password also lb99.

Lake Brittany Homeowners Association Sept. 26, 2011 Board Meeting Minutes

Meeting was held at Paul Joyce's house at 6:30 p.m. In attendance were Paul Joyce, Norb Bohmann, Tom Schauer, Tad Johnson, Kostas Lazarides, Jeff Spoerk and Pat Boyer.

Secretary's report: Minutes of the August 9, 2011 meeting were approved.

Treasurer's report: Wells Fargo investment account has \$30,801.09 and the checking account has \$14,542.65 per the 8/31/11 statements. An 11 month preview of the 12 month fiscal statement that will be presented at the annual meeting was handed out. One lien for a homeowner who is over 3 years past due will be updated this week. Another lien will be recorded on another homeowner who is almost 2 years past due. Copies of the newly revised Covenants, By-laws and new Common Property/Fish Passes will hopefully be ready for homeowners at the annual meeting. Electronic copies of these documents and the Rules and Regulations will also be made available on the website soon.

Architectural Control committee report: Paul Joyce said there was nothing to report since the last Board meeting.

Environmental Control Committee report: (Norb Bohmann reporting)

- Bridge landscaping was completed since the last Board meeting.
- Concrete openings for lawn mower access on six cul de sacs were made to minimize the damage to the mower when jumping the curbs. The city approved the cuts but later pointed out that the openings needed beveled or angled edges to prevent snow plow damage so additional work was performed to meet the city specifications.
- Sand volley ball court boundary lines were acquired and installed as the old ones had disappeared.
- The relocation of six or seven maple trees will be done yet this fall. Stakes have been installed with orange flags at possible locations for the relocated trees.
- West beach revisions will start as soon as the swim season has ended. As soon as the details are received from the contractor as well as insurance information the project will proceed. A concern about weeds in a rock wall replacing railroad tie walls was addressed. Weed barrier fabric will be placed beneath the rock wall.
- The board addressed homeowner comments received on (1) the west beach, (2) long term project and equipment planning, (3) concerns about trees and shrubs – primarily on the west end of the lake and (4) questions about water quality reporting. The Board is requesting the ECC to review the comments and concerns at their next meeting which is currently scheduled for Monday, Oct. 3.
- The Board is aware that residents comment about weekend mowing being annoying and at times the common grounds are not mowed frequently enough. The Board is aware of the difficulty in scheduling work because of weather and using our own part time employees. The latter is more cost effective over hiring a service. We are aware that many homeowners themselves mow on weekends but the Board asks the ECC to strive to avoid mowing on Saturday evenings or Sundays if at all practicable. Even then, there would be times when we could not keep up with the mowing to the homeowners' satisfaction while only mowing during the week.

(OVER)

Old business: The board discussed the LBHA web site and its maintenance. The web site will continue to be maintained as it has been for the last two and a half years.

The Storm Water runoff report made to the Board by Donohue and Associates will be summarized at the annual meeting. The final report and related information will be posted to the website in the near future.

ANNUAL MEETING: is scheduled for 7 p.m. on Wednesday, October 26 at Tudor Oaks in the Olive Wood Theater. Enter through the main entrance.

Every year, two of the six board of director's 3 year terms are up and nominations are open for these positions. Nominations are accepted either in advance or at the annual meeting. Participating on the board is a great way for homeowners to learn how, for 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 about 10 times a year for a 1-2 hours. Please contact a board member before the meeting if you would like to run or nominate a neighbor. It is suggested that those wishing to run for office should prepare a short little 2 minute campaign speech with a little background and why they would like to be on the board.

At the first board meeting after the annual meeting, an election of officers is performed. There also is a review and selection of those who have indicated an interest in working on the Environmental Control Committee (ECC), The Architectural Control Committee, and/or the Social Committee with a focus on rotating positions across our membership as much as possible. These committees, like the board, are a great way to get involved with neighbors to maintain and improve our beautiful neighborhood. You can sign up for consideration on one of these committees at the annual meeting.

The Board's next meeting will be decided after the new Board has been voted in. New officers will be elected at that meeting.

Meeting adjourned at 8:15 p.m.

Boat Reminder: All boats need to be removed by December 1st. The board will have the remaining boats removed on December 2nd and it will be the homeowners responsibility to pay for accrued charges to retrieve their boat. Those fees may exceed regular homeowner arranged fees depending upon who is contracted to do the work.

FISHING RULES: *There have been rumors that the fishing rules have been relaxed to allow keeping some game fish that have been caught. That is not the case and the fishing rules are still catch and release for all game fish. Pan fish such as blue gills and sun fish may be kept.*

Christmas Cookie Exchange: Save the date! Tuesday Dec. 13. at Jane Rizzo's. (414) 425-2016

REMINDER – Current officers' phone numbers, e-mail addresses and other important information are listed on the website, www.lakebrittany.com – with the user ID = lb99 and the password also = lb99.