

## Lake Brittany Homeowners Association November 13, 2013 Board Meeting Minutes

Meeting was held at Jeff Spoerk's starting at 6:37 p.m. Kostas Lazarides, Jeff Spoerk, Tad Johnson, John Jaeger, Tom Schauer, and Pat Boyer were in attendance. Norb Bohmann was excused.

**Secretary's report:** (John Jaeger reporting) Minutes of the October 14, 2013 meeting were approved.

**Treasurer's report:** (Tad Johnson reporting) per the 9/30/13 statements the Wells Fargo investment account was \$25,307.66 and the bank balance is \$3,937.76 as of 11/13/13.

**Architectural Control Committee (ACC) report:** (Tom Schauer reporting) No new requests to report.

**Environmental Control Committee (ECC) report:** (Jeff Spoerk reporting for Norb Bohmann)

- The ECC met after the annual meeting primarily reviewing the tennis court work agreed on at 9/23/13 meeting.

### OLD BUSINESS

- **Tennis Courts** – About 80% of the peeling acrylic surface has been removed by our workers. The work will continue as early as possible next Spring to remove the rest of the surface and then fill and seal the cracks which are revealed. The crack work may be contracted out because a gas fired heater must be used to seal the cracks.

### NEW BUSINESS

- **Boat removal** – E-mail reminders will be sent to homeowners about the Dec. 1 deadline for removing boats from the lake. All efforts will be made to check boats left on the lake to notify owners to remove them. The Board will ask the ECC to review the homeowner's request that boats be permitted to stay on the lake year round.
- Election of Officers - the current slate of officers were re-elected unanimously.

Meeting adjourned at 7:17 p.m. The next Board meeting will be Wednesday, Jan. 22, 6:30 p.m. at Norb Bohmann's.

#### 2013-2014 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jjtclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2016	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2016	899-9878		tschauer@wi.rr.com	ACC Chair
Pat Boyer		529-0410	414-305-0447	boyerlbg@att.net	Association Manager

**REMINDER –ALL BOATS TO BE REMOVED FROM COMMON GROUNDS BY DECEMBER 1<sup>ST</sup>. Thank you**

The website, [www.lakebrittany.com](http://www.lakebrittany.com) – with the user ID = lb99 and the password also = lb99.

### SOCIAL EVENT NOTICES:

**LB Cookie exchange** will be Sunday, December 15th at 6:30.

**The Annual Dinner** is going to be in late Feb or early March. Date and place to be determined.

**The Easter Egg Hunt** is going to be on Sunday, April 13th. Lunch at 1:00 and hunt at 2:00.

**The Summer Picnic** is likely to be in August, date to be determined soon.

Anyone interested in helping with any of these events can contact Lucy Spoerk at [lspoerk@wi.rr.com](mailto:lspoerk@wi.rr.com)

## Lake Brittany Homeowners Association January 29, 2013 Board Meeting Minutes

Meeting was held at Jeff Spoerk's starting at 6:37 p.m. Kostas Lazarides, Jeff Spoerk, John Jaeger, Tad Johnson, Norb Bohmann, and Pat Boyer attended. Tom Schauer excused.

**Secretary's report:** Minutes of the October 17, 2012 meeting were approved.

**Treasurer's report:** (Tad Johnson, reporting.) At 12/31/12 the Wells Fargo investment account was \$25,305.34 and the checking account balance was \$7,122.50 at the bank as of 1/29/13. A partial payment on one account over a year past due was received late last fall but there are still two accounts well over a year past due and with liens filed.

**Architectural Control Committee (ACC) report:** Tom Schauer, Board Liaison, is out of state and thus no official report.

**Environmental Control Committee (ECC) report:** (Norb Bohmann chair) The minutes of the ECC's 12/3/12 meeting are attached. See both Old and New Business below. The culvert on the path leading from Ludington Circle down to the lake was recently widened to permit better access to the West end by our work vehicles.

### OLD BUSINESS

- **Electronic Billing** – Will ask Nolan Accounting to report how many homeowners took advantage of the recent added electronic billing and AutoPay options.
- **Common Ground Signs** – There were issues raised by homeowners about the location of a couple of the new "No Trespassing" signs. Both the Board and ECC will look into this before late spring. .

### NEW BUSINESS

- **Dec. 1 Boat Removal Deadline** – Complaints have been received about a number of boats still left on the Lake long after the 12/1 removal deadline. The boat owners identity will be found and then notified that the boats should be removed within a couple of weeks or the Association will take action.
- **Boat Storage** – The ECC noted there may be growing concern about the methods of boat storage on the lake especially when not in the designated storage locations. The ECC notes that it has provided some tie downs at other locations. Homeowners do not have "reserved" spots anywhere on the lake or in storage areas and are reminded that only the ECC is authorized to make any permanent alterations to the common grounds.
- **Rules Update** – In light of the new boat size limitations and the above storage issues and boat removal deadlines it was agreed that the rules that are part of every Association Members Covenants and By-Laws package should be updated. The Board will review an update at the next meeting.
- **North Path Ownership** – At the annual meeting it was noted that this lot was still technically owned by the developer. The Association will look into a no cost title transfer.
- **Election of Officers** – The existing slate of officers were re-elected.

Meeting adjourned at 7:40 p.m. The next Board meeting will be Tuesday March 19 at Norb Bohmann's.

**SAVE THE DATE: Summer Dinner & Couples Golf Outing Fri., July 12, 2013 New Berlin Hills**

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

2012-2013 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	ACC Chair
Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager

## Lake Brittany Homeowners Association March 26, 2014, Board Meeting Minutes

Meeting at John Jaeger's was called to order at 6:38 p.m. Kostas Lazarides, Jeff Spoerk, Tad Johnson, John Jaeger and Pat Boyer were in attendance. Tom Schauer was excused and Norb Bohmann was absent.

**Secretary's report:** (John Jaeger reporting) Minutes of the January 22, 2014 meeting were approved.

**Treasurer's report:** (Tad Johnson reporting) as of 2/28/14, the Wells Fargo investment account was \$25,308.94 and the bank balance was \$11,679.11 on 3/23/14. On Jan. 1 there were 5 homeowners who had at least one year's association fees past due. Homeowners in arrears for a year on April 1<sup>st</sup> will be contacted. If not made current liens will be filed. The homeowners that had not paid in over 5 years sold their home and the closing was 3/17/14. As soon as the check clears from that closing that lien will be officially satisfied.

**Architectural Control Committee (ACC) report:** (Tom Schauer excused as a result there is no report.)

**Environmental Control Committee (ECC) report:** (Jeff Spoerk reporting) The ECC has not met yet in calendar 2014.

- **Fish Committee** – the committee submitted 7 suggested "measures" on 3/13/2014 by e-mail to ECC and some board members. The board will solicit additional information from ECC and further consider changes to our fishing rules and practices.

### OLD BUSINESS

- **Tennis Courts** – Now that most of the snow cover is gone (gone for good?) the Board would like the ECC to expedite attention to repair options with the ultimate goal to get the courts back into playable condition as soon as reasonable.
- **Lot Survey** – Each homeowner will be sent a letter as a result of last year's survey taken of the property lines of the common grounds.
- **Goose Control** – Last fall a huge number of geese were spending the nights on Lake Brittany and homeowners reported hearing them all night. West Lake and Lake Lore will be contacted to plan what measures might be undertaken to help control the populations. Permits for egg addling should be drawn at the very least. The US Fish and Wildlife service along with the DNR will capture and euthanize geese but do charge a significant onetime fee when it is done. This would only be done if all three communities join together.

### SPECIAL NOTICE!

***This winter we saw a lot of ice fishing on our Lake. Alas, it was observed that some fisher folk were leaving trash and dumped used charcoal on the ice. It is good to see homeowners taking advantage of our precious gem but it is also a concern that there are a lot of unauthorized folk on our common grounds too. You are reminded that all of us are owners and are responsible for lake and common grounds. A treatise went out the Jan 2012 minutes explaining what to do if we suspect trespassers. It is reprinted on the reverse side of these minutes for you to review again.***

Meeting adjourned at 7:49 p.m. The next Board meeting will be Wednesday, May 7, 6:30 p.m. at Kostas Lazarides's.

### 2013-2014 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2016	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2016	899-9878		tschauer@wi.rr.com	ACC Chair
Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager

The website, [www.lakebrittany.com](http://www.lakebrittany.com) – with the user ID = lb99 and the password also = lb99.

### SOCIAL EVENT NOTICES:

**The Easter Egg Hunt** is going to be on Sunday, April 13th. Lunch at 1:00 and hunt at 2:00. (flyer was out)

**Mid Summer Dinner with Couple's Golf outing** – scheduled for Friday, July 25 – SAVE THE DATE!

(Hauke's & Sunstrom's will be notifying about details)

**The All Lake Beach Picnic** is likely to be in August, date to be determined soon.

( Jane Rizzo and Diane Lazarides among others are involved?)

# Lake Brittany Homeowners Association May 7, 2014, Board Meeting Minutes

Meeting at Kostas Lazarides' was called to order at 6:33 p.m. Kostas Lazarides, Jeff Spoerk, Tad Johnson, John Jaeger, Norb Bohmann, Tom Schauer, and Pat Boyer were in attendance.

**Secretary's report:** (John Jaeger reporting) Minutes of the March 26, 2014 meeting were approved.

**Treasurer's report:** (Tad Johnson reporting) as of 4/30/14, the Wells Fargo investment account was \$25,309.46 and the bank balance was \$19,182.66. A home sale resulted in a lien being satisfied for over \$2,000 which represented over 5 years of past due maintenance assessments. Only two homeowners are a year or more past in their assessments and will be notified.

**Architectural Control Committee (ACC) report:** (Tom Schauer reporting.) One request for a deck was returned to the owner due to issues with the set back to the lot lines. A rebuild of an existing sun porch is proceeding slowly.

- **Lamp Posts** – Recently a homeowner requested information on the standard lamp post required in the subdivision. Information about the current requirements due to discontinued mercury bulbs is enclosed since it has been a while since homeowners have been advised. This will be put on the website too. Note that homeowners can contact Pat Boyer and get an approved covered CFL bulb for converted posts for no charge.

**Environmental Control Committee (ECC) report:** (Norb Bohmann reporting) The ECC May 12 minutes are enclosed.

- **Tennis Courts** – Our workers cleared most of the old surface and the courts are ready for repair and resurfacing. A number of bids were received last summer. One firm had a bid to return the courts closest to the original condition at a reasonable cost. This firm orally advised an update to that bid which the Board approved for just under \$11,500.
- **Fish Committee** – after much discussion and time and the work of a "Fish Committee", the Board is of the general opinion that Lake Brittany fishing has been good for years and needs little fixing. Generally the policy should be catch and release except for pan fish which can be kept. We hope to develop a document to be given to new homeowners describing the guidelines for fishing.
- **NE Boat Storage** – There was approval to put in drain tile and sand so boats could be better stored to the west and north of the East Beach. The motion was approved not to exceed \$3,000.
- **Weeds on grass** – ECC will purchase and spread weed killer on the common grounds.
- **Muck and plants in Lake** – The outside firm will again be asked to kill weeds off beaches, boat storage and fishing sites. ECC will itself purchase and apply pellets in the same areas to reduce muck.
- **Pay raises** – The Board approved the ECC's recommended raises for our workers.

## OLD BUSINESS

- **Lot Survey** – Except for a few letters most homeowners will receive a standard letter declaring that any landscaping the homeowner has on common grounds will be assumed to be temporary and the Assoc. retains ownership. A few homeowners will be asked to correct their encroachment on the common grounds.
- **Goose Control** – Lake Lore and West Lake will be contacted about how the USDA Fish and Wildlife service along with the DNR will capture and euthanize geese. The USDA has expressed a preference that the three associations do it as one.

Meeting adjourned at 7:50 p.m. The next Board meeting will be Tuesday, June 10, 6:30 p.m. at Tad Johnson's.

**2013-2014 LAKE BRITTANY BOARD**

Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2016	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2016	899-9878		tschauer@wi.rr.com	ACC Chair
Pat Boyer		529-0410	414-305-0447	boyerlbg@att.net	Association Manager

The website, [www.lakebrittany.com](http://www.lakebrittany.com) – with the user ID = lb99 and the password also = lb99.

## SOCIAL EVENT NOTICES:

**Mid Summer Dinner with Couple's Golf outing** – scheduled for Friday, July 25 – **SAVE THE DATE!**  
(Flyer with details and sign up is out June 8).

**The All Lake Beach Picnic** is scheduled for Saturday, August 9. More information will follow.

## Lake Brittany Homeowners Association June 10, 2014, Board Meeting Minutes

Meeting at Pat Boyers was called to order at 6:31 p.m. Kostas Lazarides, John Jaeger, Norb Bohmann, and Pat Boyer were in attendance. Excused were Jeff Spoerk, Tad Johnson and Tom Schauer.

**Secretary's report:** (John Jaeger reporting) Minutes of the May 7, 2014 meeting were approved. The website is being updated for minutes and other data that have not been posted in a while.

**Treasurer's report:** (Pat Boyer reporting) as of 5/31/14, the Wells Fargo investment account was \$25,309.72 and the bank balance was \$18,234.43. Two homeowners are a year or more past in their assessments and will be notified.

**Architectural Control Committee (ACC) report:** No report given. The Board liaison member, Tom Schauer, has given his resignation effective June 11. See New Business below:

**Environmental Control Committee (ECC) report:** (Norb Bohmann reporting) The ECC May 12 minutes are enclosed.

- **Tennis Courts** – The “oral” bid from a contractor for about \$11,500 became \$12,500 when received in writing. Because of the increase it has to be reviewed by the Board again. The three Board members at this meeting approved the increased bid. (Absent board members votes were obtained by e-mail on June 11 and 12 in accordance with Article IV section 5 of the by-laws.)
- **NE Boat Storage** – A formal bid was received, again for a higher amount than was approved at the last Board meeting (\$3,000). The Board is requesting more itemized detail and for more input from the ECC committee.
- **Fallen trees** – An outside firm had to be hired without committee or board review to remove fallen trees from a recent storm. One tree in particular was over part of the path around the lake.

### OLD BUSINESS

- **Goose Control** – No movement was made by either West Lake or Lake Lore, although Lake Lore did complain that they had over 60 geese on their properties. The Board believes that Lake Brittany's efforts (primarily through hazing) have been effective in keeping geese off the lake for most of the time. So, the USDA Fish and Wildlife Service's offer to capture geese on the three lakes this year for a fee was not accepted.

### NEW BUSINESS

- **Board Resignation** – Tom Schauer submitted his resignation effective June 11 since he has sold his home and he will also be out of town for much of the time before the closing. Per Article VIII section 6 of the by-laws: “A VACANCY IN ANY OFFICE MAY BE FILLED BY APPOINTMENT BY THE BOARD. THE OFFICER APPOINTED TO SUCH VACANCY SHALL SERVE FOR THE REMAINDER OF THE TERM OF THE OFFICER HE REPLACES.” The Board hopes to find a replacement and vote on this at the next meeting.

Meeting adjourned at 7:52 p.m. The next Board meeting will be Tuesday, July 9, 6:30 p.m. at Tad Johnson's.

2013-2014 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2016	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2016	899-9878		tschauer@wi.rr.com	ACC Chair
Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager

The website, [www.lakebrittany.com](http://www.lakebrittany.com) – with the user ID = lb99 and the password also = lb99.

### SOCIAL EVENT NOTICES:

**Mid Summer Dinner with Couple's Golf outing** – scheduled for Friday, July 25

(Flyer with details and sign up is out. Sign up deadline is July 11. ).

**The All Lake Beach Picnic** is scheduled for Saturday, August 9. **SAVE THE DATE!!**

More information will follow.

## Lake Brittany Homeowners Association July 9, 2014, Board Meeting Minutes

Meeting at Tad Johnson's was called to order at 6:33 p.m. Kostas Lazarides, Jeff Spoerk, John Jaeger, Tad Johnson, Norb Bohmann, and Pat Boyer were in attendance.

**Secretary's report:** (John Jaeger reporting) Minutes of the June 10, 2014 meeting were approved.

**Treasurer's report:** (Tad Johnson reporting) as of 6/30/14, the Wells Fargo investment account was \$25,309.98 and the bank balance was \$13,310.02.

**Architectural Control Committee (ACC) report:** (Tom Schauer former board liaison reporting by e-mail) ACC was working with lot #53 on replacing their deck. John Ruskiewicz is now the primary contact.

**Environmental Control Committee (ECC) report:** (Norb Bohmann reporting) The ECC July 7 minutes are enclosed.

- **Tennis Courts** – Should be done in August. Weather has slowed the contractors work.
- **NE Boat Storage** – The Board adjourned to the area under question. The consensus is grading and more sand should be installed but drain tile was thought to be inconclusive in helping matters.
- **New Beach Sand** – There were homeowner concerns that the sand was not spread immediately. A board member commented that in the past that was done by volunteers and when we had middle school age children they enjoyed playing and spreading it out. The ECC will have the workers spread it ASAP now.
- **Sludge Treatments** – The Board is concerned that this is happening late in the year. Again weather has delayed a lot of work. It is hoped that treatment is done soon and not necessarily around the entire lake perimeter but only off beaches and boat areas.
- **Box Elders on South Hill** – a number of these trees have lost limbs or partially fallen. ECC discussed removing the trees but it is expensive. The Board will start its next meeting in that area to inspect and discuss the issue.

### OLD BUSINESS

- **Filling Board Vacancy** – The Board unanimously voted for Matthew McCarroll of lot #72 to replace Tom Schauer on the board with his term expiring in 2016.

### NEW BUSINESS

- **Social Committee request** - The planners of the Beach Party requested some funds to supplement the party. Since the Beach party is the most inclusive of all social events the Board agreed to fund \$425 toward renting a bounce house, a port-a-pot and a tent.

Meeting adjourned at 7:55 p.m. The next Board meeting will be Wednesday, August 13, 6:30 p.m. The meeting will start on the South East portion of the South Hill and then continue at Jeff Spoerk's.

2013-2014 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2016	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Matthew McCarroll	2016	427-8618	262-613-5017	MMcCarroll@johndeerelandscapes.com	
Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager

The website, [www.lakebrittany.com](http://www.lakebrittany.com) – with the user ID = lb99 and the password also = lb99.

## Lake Brittany Homeowners Association August 13, 2014 Board Meeting Minutes

Meeting started at 6:30 p.m. at the S.E. hill area (re: Box Elder trees). Kostas Lazarides , John Jaeger, Tad Johnson, Norb Bohmann, Matt McCarroll and Pat Boyer were in attendance. Jeff Spoerk was excused. Meeting finished at Pat Boyer's.

**Secretary's report:** (John Jaeger reporting) Minutes of the July 9, 2014 meeting were approved after correcting new Board member name spelling and cell phone number.

**Treasurer's report:** (Tad Johnson reporting) as of 6/30/14, the Wells Fargo investment account was \$25,310.25 and the bank balance was \$15,139.90. Payroll checks and related expense for almost \$3,000 were issued in the first week of August.

**Architectural Control Committee (ACC) report:** John Ruskiewicz is currently the primary contact. A board liaison will likely be named after election of 2 new board members at the annual meeting. Lot #41 advised the ACC that the residence was being repainted. The Board noted that frequently homeowners are now having to replace roofs, decks, etc. While some things may seem to not need to be reported to the ACC it is never a bad idea to double check with the committee on any work to be done. There are specific Covenant requirements on roof color, for example.

**Environmental Control Committee (ECC) report:** (Norb Bohmann reporting) The ECC August 4 minutes are enclosed.

- **Box Elders on South Hill** – For 25 minutes the Board examined these trees, most of which are in poor condition. This species is known to be fast growing but short lived. One tree fell over the path earlier this year. Others may soon be very susceptible to blown down. The board will ask the ECC to get multiple bids on the removal of the trees. The removal and replacement of these trees will likely be done over a period of a few years.
- **Tennis Courts** – The courts are done!!! Please enjoy playing again and show them off to friends!
- **NE Boat Storage** – After rejecting using drain tiles in this area the ECC did get two bids. One bid needs more detail as to the work the contractor proposes. The Board would like that bid updated and a third bid to be gotten.
- **Sludge Treatments** – A treatment by ECC volunteers was done on August 11. (see minutes for details of application.)
- **Mower** – Our mower is showing wear and has needed frequent repairs. ECC is advising a new mower may be needed as soon as next year. (see enclosed ECC minutes.)

### OLD BUSINESS

- **NONE**
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### NEW BUSINESS

- **Insurance** - Our insurance agent is shopping for a new consolidated liability and workmens' compensation policy to give us improved coverage with a savings in premium.
- **Web Site Data** – Recently completed tax returns and financial statement should be posted on the website ASAP. It was noted that the new covenants registered in 2011 are not on the website yet. These will be updated.
- **Annual Meeting** – The meeting will be 7 p.m. on Oct. 22 at Tudor Oaks. The terms of two board members expire and elections will be held for those positions. If possible an Agenda for that meeting will be shared before hand.

Meeting adjourned at 8:10 p.m. The next Board meeting will be Wednesday, Oct. 1, 6:30 p.m. at Jeff Spoerk's.

#### 2013-2014 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2016	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Matthew McCarroll	2016	427-8618	262-613-5016	MMcCarroll@johndeerelandscapes.com	
Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager
John Ruskiewicz		425-2378		RuszJohn@netscape.net	ACC Chair

**The website, [www.lakebrittany.com](http://www.lakebrittany.com) – with the user ID = lb99 and the password also = lb99.**

**SAVE THE DATE: Christmas Cookie Exchange – Monday, December 15 – details to come later.**

# Lake Brittany Homeowners Association October 1, 2014, Board Meeting Minutes

Meeting was held at Jeff Spoerk's starting at 6:32 p.m. Kostas Lazarides, Jeff Spoerk, Tad Johnson, John Jaeger, Matt McCarroll, Norb Bohmann, Pat Boyer were in attendance.

**Secretary's report:** (John Jaeger reporting) Minutes of the August 13, 2014 meeting were approved. New neighbors: Lot 75 Chris & Kristin Dibb & Lot 28 Dan & Sally Natchek. A revised Directory will be distributed at the Annual Meeting

**Treasurer's report:** (Tad Johnson reporting) as of 9/30/14, the Wells Fargo investment account was \$16,310.60 and the bank balance is \$6,760.21. The checking balance was \$6,282.75 a year ago. Noted that large expenditures were for Tennis Courts (\$12,427 with \$9,000 transferred from investment account to pay for that) Labor and other ECC Expenses. 2 Homeowners are in arrears for dues. Notifications to be resent and liens will be filed and/or updated.

**Architectural Control Committee (ACC) report:** No new requests to report. John Ruszkiewicz is the primary ACC Contact and Jim Stencil is a Committee member. New Board Liaison will be appointed after Annual Elections.

**Environmental Control Committee (ECC) report:** (Norb Bohmann reporting) See ECC 9/8/2014 minutes enclosed.

- **N East Boat Storage** – ECC to review and confirm that one bid proposal of two bids received) includes seeding. If it does then proceed with construction this Fall at a cost not to exceed \$3,700.00. If this project proceeds, all boats in that area will need to be moved, so homeowners of affected boats are urged to move their boats as soon as possible to another location or remove them from the lake.
- **Box Elders** – The Board received a lot of reactions from residents who noted the large number of trees marked for removal. One bid for \$5,045 (with tax on \$4,800 bid) is very reasonable in comparison to two other bids received (see ECC 9/8/2014 minutes). Re-quote will be requested for tree removal cost over 2 or 3 year period with the following priority: (1) Tennis Court Box Elders removal & Cottonwoods heavy pruning or removal for 2014 (2) South Hill & West Beach clump removal for 2015 and/or 2016. At the same time, will obtain cost to hire an arborist to inventory trees for removal (box elders and cottonwoods) and present a Restoration Plan for the same. No board action will be taken on the box elder trees on the SE hill area until expert advice of an arborist is obtained .
- **Sludge Treatments** – 3 Treatments complete. Check results in Spring. Board will also inquire of Homeowners at the Annual Meeting what their perceived effects of treatments are so far.
- **Milfoil Weed Removal** – Urgent treatments in isolated spots were performed at a cost of \$850.00. Reviewing Annual Treatment Program and cost.
- **Mower Repair** – \$ 300 - \$ 400 Total Repair Cost. A closer look reveals the mower should last a few more years.

## OLD BUSINESS

- **Insurance** – Inventory of assets to be provided to Insurance Carriers for update of coverage and quotes.
- **Web Site Data** – Planning on posting Financial Reports and Tax Returns on Web Site at secure Drop Box Off Site (i.e. Cloud?) location.

## NEW BUSINESS

- **Covenants** – Board members received a number of complaints of violations of covenants from homeowners. The Board is reviewing covenants to determine extent of violations and proper enforcement. If violations are noted the first attempt would be to contact the homeowners directly and politely request corrective action. The Board encourages Homeowners to read and abide by the Declaration of Covenants, Conditions and Restrictions.
- **Common Property work by Homeowner** – The Board denied reimbursement to a homeowner for procuring treatment for bee hives on common grounds without prior approval from the ECC or the Board. The Board appreciates the good intentions of the homeowner but, it is important to coordinate maintenance of common grounds through the ECC or the Board so that we do not end up having different homeowners hiring multiple redundant contractors. We can solicit bids for the work or have our regular grounds crew perform the work, and we can make sure any contractors are appropriate. The proper procedure is to **FIRST** contact an ECC member or Board member to deal with issues on common grounds.

Meeting adjourned at 9:10 p.m. The next Board meeting date will be determined after Annual Elections

**REMINDER – ALL BOATS TO BE REMOVED FROM COMMON GROUNDS BY DECEMBER 1, 2014**  
(OVER) (OVER)



**ANNUAL MEETING - WEDNESDAY, OCT 22, 2014, 7:00 PM AT TUDER OAKS. ELECTIONS WILL BE HELD FOR TWO (3 YEAR TERM) BOARD POSITIONS**

**SOCIAL EVENT NOTICES:**

**Christmas Cookie Exchange** - Will be Monday Dec 15, 2014 Details will be forthcoming.

2013-2014 LAKE BRITTANY BOARD					
Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2016	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Matt McCarroll	2016	840-9513		MMcCarroll@johndeerelandscapes.com	
Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager
John Ruskiewicz		425-2378		RuszJohn@netscape.net	ACC acting chair

**The website, [www.lakebrittany.com](http://www.lakebrittany.com) – with the user ID = lb99 and the password also = lb99.**

## WHAT TO DO ABOUT PEOPLE WHO TRESPASS ON COMMON GROUNDS?

Recently there was a big increase in activity on Lake Brittany with numerous people out ice fishing on the lake. That is one of the things homeowners should be able to take advantage of on the lake! However a homeowner saw that there were a lot of cars parked on one of the access circles making the homeowner think that a lot of the fisher people were not residents. What to do in this situation?

### Do Nothing?

Certainly that is an option, but it has consequences. If outsiders are taking fish and not following catch and release rules it can damage the fishery and hurt all of us. Your dues will have to be spent to restock the lake with fish. In time maybe this will cause your dues to increase faster. If we do nothing to outsiders who fish, swim, boat, play volleyball in time the common grounds may become too crowded for residents to enjoy these same activities. Furthermore, experience has shown that people who do not live on the lake sometimes do not show the same care for the well-being of the common grounds, resulting in litter and property damage

### Politely Confront Them?

This would be the recommended and neighborly thing to do. One does not have to be confrontational in doing that. Just casually go up and introduce yourself. Say, *"I am John Doe. I thought I would come over and say hello. I don't recognize you as one of our neighbors Did you recently move into the subdivision?"* If they say they don't live here, and nothing else then point out that the Lake is posted as "private property" and that also our insurance company will not cover uninvited visitors. A lot of the time the "visitor" may then say they know someone in the subdivision who has given them permission to be here. Respond to this by asking them for a Common Grounds/Fishing Pass. You can also carry your cell phone and call the person they claim to be "visiting." Carry your pass out to show them and the rules that are on the back side. (see below) If they do not show a pass, politely ask them to leave. Tell them our insurance company requires you to tell them they are trespassing. Most often they get the message after this and leave.

### Call the Police?

If the suspected trespasser still won't leave then maybe a next step is needed. To avoid having to really do so, tell the trespasser that you will have to next call the police. You are not required by law to warn a trespasser that you will be calling the police and you may be required to give your name and information because you are making the complaint. As a precaution, ask the police to take the trespassers information if they do not ticket them in case there are later repercussions. Of course this might take extra time on your part. Usually just warning that you may call the police is enough to get them to leave.

### Call a Board Member?

Remember, this is not a defined duty of a Board Member by our by-laws. Some board members might gladly take on helping you out especially if you are elderly or disabled. After all, they are a member of the board because they do care deeply about the Association. But they are also busy giving a lot of time doing that with meetings etc. If you need help, maybe you know a neighbor fisherman or boater who is willing to assist!

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.
  10. Municipal ordinance 9.06 (loud and unnecessary noise prohibited) shall apply at all times. This will include, but not be limited to, loud music played.
  11. No fishing from beaches (swim or boat areas).
  14. There are no lifeguards. Swim, fish and boat at your own risk!
  19. No boats will be allowed within 10 feet of the swim areas that are marked off by buoys.
  21. Must abide by DNR Boating Regulations.