

Lake Brittany Homeowners Association November 12, 2014, Board Meeting Minutes

Meeting was held at Norb Bohmann's starting at 6:31 p.m. Kostas Lazarides, Tad Johnson, John Jaeger, Matt McCarroll, Norb Bohmann, Dan Natchek and Pat Boyer were in attendance. Newly elected member, Dan Natchek is welcomed and the Board greatly appreciates Jeff Spoerk's hard working service of more than one consecutive term!

Secretary's report: (John Jaeger reporting) Minutes of the October 1, 2014 meeting were approved with the correction of TUDER to TUDOR.

Treasurer's report: (Tad Johnson reporting) as of 10/31/14, the Wells Fargo investment account was \$16,310.65 and the bank balance today is \$6,848.02. The checking balance was \$4,242.54 a year ago. All homeowners are now mostly current with dues. The last one who had over one year's dues made a payment recently. Will look into transferring the investment account into a savings account. We currently receive miniscule interest. Might be able to earn more and also it may be more convenient.

Architectural Control Committee (ACC) report: No new requests to report.

Environmental Control Committee (ECC) report: (Norb Bohmann reporting) See ECC 11/3/2014 minutes enclosed.

➤ **N East Boat Storage** – The ECC did a lot of work to get bids and even negotiated a better price on one bid. Because there is a concern that our "reserves" are at a low point the Board unfortunately will postpone a decision on this until next year.

➤ **Box Elders** – two bids for removing trees around the tennis courts were obtained. The board approved the lower bid for \$3,000 since it enumerated more trees and specifically included stump removal. Work will be done as soon as the ground is frozen. This should remove major threats to the tennis courts for falling limbs and growing roots.

➤ **Plant and Sludge Treatments** – for 2014 there were three treatments for sludge which cost \$2,000 for the product and a total of \$525 for labor. Costs for 2015 are expected to be similar. Joe Cadieux mentioned that "chara" (an algae like floating plant) may be coming to be a problem for the lake. The Board would like to seek suggestions and bids from a number of Lake management firms for all these issues. The Association Manager will contact Lakeland Biologists to request an update and extension to the last 3 year plan issued in 2013.

➤ **New Volunteer** – one neighbor volunteered to join the ECC. The Board encourages new blood. Maybe the new member can contribute by helping to make bid requests more uniform in the future.

OLD BUSINESS

➤ **Insurance** – New liability insurance has been obtained with improved coverage at no increase in premiums. Workmen's Compensation insurance will also be with a new carrier beginning in Dec. for the same cost.

➤ **Web Site Data** – The board approved a 3 year extension in Web site service for \$145.

➤ **Covenants** – with the passage of time, two complaints became moot with the removal of objectionable items. It is uncertain if the issue(s) will reappear in the future. A homeowner passed on next door neighbor notes that said they were not bothered by their neighbor's violation.

NEW BUSINESS

➤ **Planning and Budgeting** – After the deletion of investment funds to resurface the tennis courts along with a couple of major projects suggested to be done as soon as possible it is becoming imperative that the Board try to create a Plan and Budget to meet the Association's needs. The first Board meetings of 2015 will list current known projects, review what is the ordinary operating expenditures and determine what kind of "reserves" should be maintained.

➤ **Election of Board Officers for 2015** – same slate except Dan Natchek is new Vice President and ACC liaison.

Meeting adjourned at 8:30 p.m. The next Board meeting will be at 6:30 p.m. On Tuesday Jan. 27 at John Jaeger's

2013-2014 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2017	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Matt McCarroll	2016	840-9513		MMcCarroll@johndeerelandscapes.com	At-large
Tad Johnson	2016	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Dan Natchek	2017	235-8725		Dan.Natchek@sbcglobal.net	Vice Pres. & Acc liaison
Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager

The website, www.lakebrittany.com – with the user ID = lb99 and the password also – lb99.

Lake Brittany Homeowners Association January 27, 2015, Board Meeting Minutes

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

Secretary's report: (John Jaeger reporting) Minutes of the November 12, 2014 meeting were approved. Board members cell phones will be added to the board information table in the next minutes.

Treasurer's report: (Tad Johnson reporting) as of 12/31/14, the Wells Fargo investment account was \$16,310.77 and the bank balance today is \$2,153.96. The checking balance was \$8,236.56 a year ago. The accounting firm has been contacted to explain why first quarter automatic payments had not been processed yet. The firm admitted that auto payments had not been processed yet. They also had not mailed paper statements to homeowners yet. This is the second quarter in row we have had collections problems. We will address this problem with the owner.

Architectural Control Committee (ACC) report: (Dan Natchek reporting) A homeowner asked if PODS were allowed. He was advised that Article VIII, Section 4 of the Covenants permits it for up to 4 months during construction or remodeling projects.

Environmental Control Committee (ECC) report: (Norb Bohmann reporting) As it is winter there have not been any meetings of the ECC in a while.

- **N East Boat Storage** – proposed work is on hold as budget and project priorities are reviewed.
- **Tennis Court tree removal** – over 30 trees were removed as well as the stumps in two stages. The first last December and the job was finished today. Some of the board and ECC members thought the job was done well.
- **Plant and Sludge Treatments** – We have been dealing with one lake treatment firm for some time. The past season we also had services from a second firm. It is agreed that the expertise of these firms are needed. We will seek updated reviews of the lake and “shop” more for the proper services. We would appreciate hearing from residents their observations of the effectiveness of plant growth control on beaches and boat storage areas and the sludge treatments. These two things likely will need to continue. The firms will be asked if there is a new threat of “chara”?

OLD BUSINESS

Planning and Budgeting - This is the biggest objective for this board in 2015. There are a number of facets:

- **Reserves** – How much should be kept in reserves, a rainy day fund? This would hopefully pay for future expected expense like replacing the mower and other equipment and to again repair tennis courts in 5, 10 or 15 years? How much should be in reserves for unexpected expenses such as storm damages.
- **Wish List** – Maybe wish is making it sound unnecessary but there are necessary things in the queue now such as expanding the NE boat storage area, to remove damaged and junk trees and to replace trees. Most such items are passed on to the board by the ECC. There is a desire that homeowners feel welcome to submit ideas here.
- **Ordinary expenses** – Identifying the recurring expenses, budget for these as well as try to keep controls on them, to seek the most economical means of meeting recurring needs.
- **Start with History** – the Association Manager gathered financial records from 2003 through 2014. Electronic versions of this data will be passed on to both the ECC and the Board to use as an aid for the budget and planning process.

NEW BUSINESS none

Meeting adjourned at 7:32 pm. **Next Board Meeting** will be at **6:30 p.m. Monday March 30th** at Matt McCarroll's residence.

2014-2015 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	E-mail	Title
Kostas Lazarides	2015	529-0840	414-687-1000	Klazarides@wi.rr.com	President
Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net	Vice Pres & ACC liaison
John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com	Secretary
Tad Johnson	2016	525-4867	414-526-8426	Tjohnson19@wi.rr.com	Treasurer
Norb Bohmann	2015	425-4808	414-232-5121	Muskegoites@aol.com	ECC Chair
Matt McCarroll	2016	840-9513	262-613-5016	MMcCarroll@johndeerelandscapes.com	At-large
Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net	Manager

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From: Chuck Lamson <CLamson@abhomes.org>
To: Lake Brittany <lakebrittany@att.net>
Cc: Shanna Eckberg <SEckberg@abhomes.org>
Sent: Monday, January 5, 2015 10:36 AM
Subject: Tudor Oaks New Diretor

Friends at the Lake Brittany Homeowners Association:

I am retiring from my role as Executive Director of Tudor Oaks and, effective January 16, 2015, Shanna Eckberg will be assuming this leadership role. Please direct all LBHA communication to her. Her contact information is:

Phone (414) 529-0100, x2101
Email: seckberg@abhomes.org

Thank you!

Chuck Lamson

P.S. My retirement will be a perfect “semi-retirement” as I have accepted part-time responsibility as Tudor Oaks’ Development Officer. It will be a privilege to continue to serve the residents of our retirement community in this new role.

Lake Brittany Homeowners Association March 30, 2015, Board Meeting Minutes

Meeting was held at Matt McCarroll's starting at 6:33 p.m. Kostas Lazarides, John Jaeger, Matt McCarroll, Norb Bohmann, Dan Natchek and Pat Boyer were in attendance. Tad Johnson excused.

Secretary's report: (John Jaeger reporting) Minutes of the January 27, 2015 meeting were approved.

Treasurer's report: (Pat Boyer reporting) as of 2/28/15, the Wells Fargo investment account was \$16,310.88 and the bank balance today is \$7,875.11. All homeowners' accounts are current. Returns on the investment account are anemic so a search for another institution to park this account for a more secure and better return will be made.

Architectural Control Committee (ACC) report: (Dan Natchek reporting) Article VIII, section one of our Covenants, LOT USE AND REQUIREMENTS, says *"remodeling or replacing exteriors with these materials will necessitate approval of the architectural control committee."* Please contact the ACC (see table at bottom) when planning projects on your home's exterior.

Environmental Control Committee (ECC) report: (Norb Bohmann reporting)

- **Plant and Sludge Treatments** – The Board requests the ECC to ask the firms we have purchased services from to provide a summary of the work done in the past few years. Norb advised that the ECC will shop and ask for advice and also economical services.
- **Holes on the Path** – Some holes have been dug on the path, primarily on the south side. Muskrats? One was filled late last year and re-appeared with another. It appears a neighbor has again refilled those holes. Thank you.
- **Next ECC Meeting** – the ECC hopes to meet on April 6.

OLD BUSINESS

Planning and Budgeting - An Excel spreadsheet will be e-mailed to the Board and ECC committee members with the financial details from the last 12 years for the Association. This should be a good starting point for planning and future budgets. As requested in the January minutes the ECC and Homeowners are encouraged to provide input for annual maintenance and for future projects they see may be needed.

NEW BUSINESS

- **Roofs in the Covenants** – It was noted that there is a lot of advertising appearing on TV lately regarding steel roofs for residential homes. Article VIII, Section 3 of the Covenants specifies details on roof colors and that the ACC may grant approvals that are in variance with the Covenants. Homeowner input on this issue would be appreciated.
- **Geese Control** – Our neighbor Homeowner Associations, Lake Lore and West Lake, have raised the issue about controlling geese. In recent years the USDA – APHIS Wildlife Services has recommended that the three lakes join together should there be a need to round up and remove geese from the lake areas. Discussions with the other Lakes and with Tudor Oaks will continue over this problem.

Meeting adjourned at 7:29 pm. **Next Board Meeting** will be at **6:30 p.m. Wednesday, April 29** at Kostas Lazaride's residence.

2014-2015 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	E-mail	Title
Kostas Lazarides	2015	529-0840	414-687-1000	Klazarides@wi.rr.com	President
Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net	Vice Pres & ACC liaison
John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com	Secretary
Tad Johnson	2016	525-4867	414-526-8426	Tjohnson19@wi.rr.com	Treasurer
Norb Bohmann	2015	425-4808	414-232-5121	Muskegoites@aol.com	ECC Chair
Matt McCarroll	2016	840-9513	262-613-5016	MMcCarroll@johndeerelandscapes.com	At-large
Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net	Manager
John Ruskiewicz		425-2378		RuszJohn@netscape.net	ACC chair
Jim Stencel		235-8627		jstencel001@wi.rr.com	ACC member

The website, www.lakebrittany.com – with the user ID = lb99 and the password also – lb99

Lake Brittany Homeowners Association April 30, 2015, Board Meeting Minutes

Meeting was held at Kostas Lazarides's starting at 6:30 p.m. Kostas Lazarides, John Jaeger, Tad Johnson, Matt McCarroll, Norb Bohmann, Dan Natchek and Pat Boyer were present.

Secretary's report: (John Jaeger reporting) Minutes of the March 30, 2015 meeting were approved.

Treasurer's report: (Tad Johnson reporting) as of 3/31/15, the Wells Fargo investment account was \$16,310.92 and the bank balance today is \$13,882.61. All homeowners' accounts are current. The investment account is likely to be transferred to a savings or money market account at the same bank as the checking account. Interest rate is only modest but the funds would be FDIC guaranteed and housing it there may help avoid bank charges for falling below average balance floors in checking.

Architectural Control Committee (ACC) report: (Dan Natchek reporting) Signs of Spring with four projects recently approved by the ACC for a new roof, two homes replacing siding and another home redoing the driveway, front walk and garage floor. .

Environmental Control Committee (ECC) report: (Norb Bohmann reporting) The ECC met on April 6 and discussed:

- **Trees** – After removing trees around the tennis courts over the winter there are not any urgent needs to take out other trees. ECC feels it would be better to plant new trees before removing others (box elders) – such as on the SE hill area.
- **Geese** – Hazing, especially with laser lights, seems to be effective for now.
- **Fish Cribs** – ECC wants to explore putting more cribs in the lake to promote the fish population.
- **Algae Treatments** – One lake treatment firm advised this is the biggest problem in our waters these days. Three ECC members met with that firm and the firm asked how much we wanted to spend on the problem. The Board asks that treatment options be outlined in writing with costs, the extent of treatments and a multi-year plan to be included. This planning/proposal should also include other lake issues as plant growth off beaches, boat storage and fishing areas and the treatment of sludge.
- **Next ECC Meeting** – the ECC will meet on May 4.

OLD BUSINESS

- **Planning and Budgeting** - A number of issues to be determined. One is to decide what should be the amount kept in reserves to take care of known future expenses such as replacing the lawn mower, other equipment and again having to resurface tennis courts. The ECC has been and is still expected to be the source of future projects such as improving boat storage, beach maintenance, plantings and path upkeep among other issues. Input would also be appreciated from the homeowners. This is THE project for the board this year and next!
- **Geese Control** – A USDA – APHIS Wildlife Service representative made a presentation on April 20 at Tudor Oaks. Lake Lore and West Lake filled out permits for egg & nest depredation at the meeting. (Lake Brittany already obtained a 2015 permit.) The three lakes and Tudor Oaks will keep in touch for possible cooperative efforts at control. Some questions of the USDA will also be pursued, primarily about the effectiveness of capture.

NEW BUSINESS

- **A Formal Complaint** – A homeowner e-mailed a complaint to LakeBrittan@att.net asking the Board for a response. It was forwarded to the Board and a response will be sent this week. The Board wants homeowners to communicate and is happy to respond personally but e-mail and snail mail does provide a better record of communications.

Meeting adjourned at 7:49 pm. **Next Board Meeting** will be at **6:30 p.m. Tuesday, May 12** at Tad Johnson's residence.

2014-2015 LAKE BRITTANY BOARD

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Kostas Lazarides	2015	529-0840	414-687-1000	Klazarides@wi.rr.com	President
Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net	Vice Pres & ACC liaison
John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com	Secretary
Tad Johnson	2016	525-4867	414-526-8426	Tjohnson19@wi.rr.com	Treasurer
Norb Bohmann	2015	425-4808	414-232-5121	Muskegoites@aol.com	ECC Chair
Matt McCarroll	2016	840-9513	262-613-5016	MMcCarroll@johndeerelandscapes.com	At-large
Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net	Manager

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SAVE THE DATE! Couples Dinner and Golf outing is Friday, July 10 5 p.m. at Muskego Lakes Country Club. Flyer to follow.

Lake Brittany Homeowners Association May 12, 2015 Board Meeting Minutes

Meeting was held at Tad Johnson's starting at 6:30 p.m. Kostas Lazarides, John Jaeger, Tad Johnson, Matt McCarroll, Norb Bohmann, and Pat Boyer were present. Dan Natchek absent

Secretary's report: No Report

Treasurer's report: No Report.

Architectural Control Committee (ACC) report: No Report

Environmental Control Committee (ECC) report: (Norb Bohmann reporting)

- **Lake Treatment Review: General Weed Control, Treatment of Chara and Sludge Treatment.**
- **General Weed Control** – Board approved \$2095.00 for General Weed Control at Both Beaches, Boat Storage Areas and Fishing Areas.
- **Chara Treatment** – Board approved (2) Chara treatments including 300' on East Beach and adjacent areas and 300' on West Beach and adjacent areas extending to the corners of the west end of lake. \$ 2800.00 Total
- **Sludge Treatment** -Discussed Sludge Treatment at an estimated cost of \$2500.00 Total. Determined the Chara contributes to the sludge problem and treating the Chara is the higher priority.
- **Water Quality Tests** – Approved water quality tests. \$350.00 Total

OLD BUSINESS

- **Geese Control** –Discussion of a four way cooperative goose capture effort by the USDA continues with Lake Lore, West Lake and Tudor Oaks. Board approved Lake Brittany share not to exceed \$650.00 total

NEW BUSINESS None

Meeting adjourned at 7:29 PM. **Next Board Meeting** will be at **6:30 p.m. Tuesday, June 23** at John Jaeger's

2014-2015 LAKE BRITTANY BOARD					
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Kostas Lazarides	2015	529-0840	414-687-1000	Klazarides@wi.rr.com	President
Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net	Vice Pres & ACC liaison
John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com	Secretary
Tad Johnson	2016	525-4867	414-526-8426	Tjohnson19@wi.rr.com	Treasurer
Norb Bohmann	2015	425-4808	414-232-5121	Muskegoites@aol.com	ECC Chair
Matt McCarroll	2016	840-9513	262-613-5016	MMcCarroll@johndeerelandscapes.com	At-large
Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net	Manager

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SAVE THE DATE! Couples Dinner and Golf outing is Friday, July 10 5 p.m. at Muskego Lakes Country Club. Flyer to follow.

Lake Brittany Homeowners Association June 23, 2015 Board Meeting Minutes

Meeting was held at John Jaeger's starting at 6:30 p.m. Kostas Lazarides, John Jaeger, Tad Johnson, Matt McCarroll, Norb Bohmann were present. Dan Natchek and Pat Boyer were absent

Secretary's report: Minutes of April 30, 2015 and May 12, 2015 were approved.

Treasurer's report: As of June 23, 2015, \$8,928.07 in Checking after general weed treatments and \$ 16,310.92 in Wells Fargo Investment Account. 2 property owners behind on dues – will contact for payments.

Architectural Control Committee (ACC) report: No Report

Environmental Control Committee (ECC) report: (Norb Bohmann reporting)

- **General Weed Control** – Treatment Complete at Beaches, Boat Storage Areas and Fishing Areas.
- **Chara Treatment** –ECC Representative was present for first application. 2nd application was to be conducted Wednesday June 24, 2015. Raking of decaying Chara will be made as necessary.
- **Sludge Treatment** –None scheduled for this year. Sludge level has improved this year compared to past years.
- **Water Quality Tests** – E.coli Test - 1.0 per cfu/100mL at both beaches. Acceptable level.
- **Storage Shed** – Requires New Roof, Minor Woodwork and Painting. First quote= \$1300. Three additional quotes to follow.
- **Stump Removal Tennis Courts Area** – Tabled to next meeting
- **Beach Sand** – 5 yards of sand ordered for each beach. Sand to be spread by LBHA workers.
- **Fish Cribs** – To be included in 5 year plan

OLD BUSINESS

- **Planning and Budgeting** – Budget for 2016 to be presented at the 2015 Annual Meeting.
- **Geese Control** –Discussions of a four way cooperative geese capture effort by the USDA **with** Lake Lore, West Lake and Tudor Oaks were concluded with no consensus between the parties. It is now too late for capture as the molting period has ended and the geese are again mobile. Board had originally approved Lake Brittany share not to exceed \$650.00 total. The board has now voted not to pursue the geese capture for the following reasons:
 - Lake Lore cannot participate this year because of finances
 - West Lake has concerns about costs and was not committed
 - No feedback from Tudor Oaks
 - Costs from USDA now reflects a potential high end liability of up to \$5,000.00 vs. the original estimate of \$2,500.00
 - Concerns of all three lakes of having to agree to a multi year commitment
 - Concerns on some feedback received that more geese will just replace what's been captured

Thanks to Pat Boyer for all his hard work on behalf of the LBHA.

NEW BUSINESS None

Meeting adjourned at 8:00 PM. **Next Board Meeting** will be at **6:30 P.M. Wednesday, July 22** at Dan Natchek's

2014-2015 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	E-mail	Title
Kostas Lazarides	2015	529-0840	414-687-1000	Klazarides@wi.rr.com	President
Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net	Vice Pres & ACC liaison
John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com	Secretary
Tad Johnson	2016	525-4867	414-526-8426	Tjohnson19@wi.rr.com	Treasurer
Norb Bohmann	2015	425-4808	414-232-5121	Muskegoites@aol.com	ECC Chair
Matt McCarroll	2016	840-9513	262-613-5016	MMcCarroll@johndeerelandscapes.com	At-large
Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net	Manager

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SAVE THE DATE! Couples Dinner and Golf Outing is Friday, July 10 at 5:00 P.M. at Muskego Lakes Country Club.
Dinner at 7:30 P.M.

Lake Brittany Homeowners Association July 22, 2015, Board Meeting Minutes

Meeting was held at Dan Natchek's starting at 6:30 p.m. Kostas Lazarides, John Jaeger, Tad Johnson, Matt McCarroll, Norb Bohmann, Dan Natchek and Pat Boyer were present.

Secretary's report: (John Jaeger reporting) Minutes of the June 23, 2015 meeting were approved.

Treasurer's report: (Tad Johnson reporting) as of 7/21/15 the checking account balance was 11,145.63. On July 15 the Wells Fargo investment account was closed and the balances deposited in a savings account at the same bank as the checking account. The opening balance was \$16,311.07. One homeowner who had been behind on dues is now current. Two homeowners are still behind on dues.

Architectural Control Committee (ACC) report: (Dan Natchek reporting) No new requests have been submitted to the ACC since the past Board meeting. Residents are reminded that "no building, or other structure shall be erected constructed or maintained unless the complete plans and specifications have been submitted to.... the" ACC. (Section 2. Article VI)

Environmental Control Committee (ECC) report: (Norb Bohmann reporting) The ECC last met on **June 22 – no minutes yet.**

- **Storage Shed** – Two initial estimates were obtained for roof work but it was not clear if that included repair of boards in addition to new shingles. Some boards on the west side of the shed are rotting too. The ECC will continue to look for bids. ECC wonders if there might be a reasonable alternative by replacing the whole shed.
- **Stump Removal near Tennis courts** – Turns out the stumps were removed with the trees but there are junk plants and weeds growing in the area. The Board hopes the ECC can make suggestions for reasonable improvement of that area.
- **Chara treatments** – Two treatments have been done but the company has yet to submit a bill. They will be contacted to see what has happened to that. Raking the chara only stirs it up and spreads the algae. Next year the treatment firm says treatments need to be done earlier to be more effective.
- **General Weed Control** – Createscapes has proposed using a special type of rake to remove plants off the beaches and boat storage areas that remain well below the surface of the water but still bother swimmers and boaters. The Board approved the recommendation to do this for \$400. There is some question and confusion about the need to treat for sludge too.
- **Lake Treatment Planning** – The Board and ECC will arrange to meet with the representative of Createscapes to be educated on the needs of the Lake. A multiple year plan will also be requested. Suggested date Aug. 5 or 4.

OLD BUSINESS

- **Planning and Budgeting** - Target date for a detailed budget to be reviewed by the Board will be for a Sept. meeting. The ECC input will be needed too by that date. Pat Boyer and Matt McCarroll agreed to work together on this.

NEW BUSINESS

- **Starry Stonewort** – This invasive plant has been found in both Little and Big Muskego Lakes. Residents are reminded that it can be carried from other waters to our lake via boats and other uncleaned water and fishing gear. Please challenge strangers who bring that to our lake.
- **Tennis Courts** – Please do not skateboard on the courts as has been observed. Small cracks are appearing mostly between the courts. Investigation will be made to see if something can be done to minimize the cracking.
- **Annual Elections** – two board terms are up this Fall. Please submit nominations to a Board member. Elections will be held at the Annual meeting in late October.

Meeting adjourned at 7:47 pm. **Next Meeting** of Board and ECC will be at **6:30 p.m. Aug. 4 or 5** at Norb Bohmann's residence.

2014-2015 LAKE BRITTANY BOARD

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Kostas Lazarides	2015	529-0840	414-687-1000	Klazarides@wi.rr.com	President
Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net	Vice Pres & ACC liaison
John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com	Secretary
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Matt McCarroll	2016	840-9513	262-613-5016	MMcCarroll@johndeerelandscapes.com	At-large
Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net	Manager

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Lake Brittany HOA August 4, 2015, ECC & Board Special Meeting

Meeting started at Norb Bohmann's at 6:30 p.m. Norb Bohmann and Dave Vanness from the ECC and Kostas Lazarides, John Jaeger, Dan Natchek and Norb Bohmann from the Board were present. Pat Boyer also attended

MEETING WITH REPRESENTATIVE OF LAKE TREATMENT FIRM, CREATESCAPES (Joe Cadieux) TO ASK FOR LAKE TREATMENT RECOMMENDATIONS AND TO HAVE THEM POINT OUT IN PERSON SUGGESTIONS ON THE LAKE:

- The participants went down to the West Beach at 6:40 p.m. Norb raked out some of the Chara which is growing between the West Beach and the West Boat Storage area to show attendees what Chara looks like.
- Joe Cadieux joined the meeting on the West Beach at 6:50 p.m.
- **Limited Resources** – Joe explained that Createscapes has been limited on what they can do by the limited expenditures Lake Brittany has made for lake treatments. Treatments are more for aesthetics for swimming and boating than for the lake condition.
- **Condition of Lake Brittany** - *Ecologically* Joe says the conditions are terrific, he says it is “jumping jacks and cartwheels.”
- **Floating Brown gunk** – is dead Chara resulting from the warmer waters of late summer. It gathers where the wind blows it and also hangs up on the natural pond weed that sticks out of the surface of the water.
- **Pond Weed** is what has been treated to be killed off the beaches, boat storage areas and fishing areas. One treatment was done to kill the pond weed in these areas for over \$2,000 but a second treatment would have improved effectiveness.
- **Special raking of Pond Weed** – Createscapes has been asked to cut and rake the pond weed off the beach and boat storage areas and will do that in the next week or so with a special tool. (\$400 is the cost for this) This pond weed is growing below the surface of the water and as a result is not as easily treated with chemicals.
- **Chara Treatments** – were done twice in 150 foot areas on the West and East ends of the lake as contracted. This only covered the East beach and no East boat storage area and the West beach and only a partial West Boat storage area. If more chemical treatments are to be done in 2016 they should be done earlier in the year than was done this year to be more effective. Joe also commented that he thinks the Chara was about as extensive as it could be in 2015. It was just a good year for its growth. Normally it would not be as extensive.
- **Some Algae and Plants are Good** – this natural growth promotes fish habitat and also prevents other invasive plants such as Eurasian Milfoil from establishing itself in the lake.
- **Invasive Species** – Milfoil and Starry Stonewort (a new problem on both Big and Little Muskego Lakes) can be brought in by boats which have been on lakes with these invasive species. Geese can also bring them to our lake from neighboring lakes. Lake Lore and West Lake have milfoil problems which may be brought to Lake Brittany by geese as well as from trespassing boats.

RECOMMENDATIONS IF WE HAD UNLIMITED RESOURCES

Whole Lake Aeration – this would be the most expensive. It would stir nutrients and disperse the dead plant and algae material, the “goo” and “muck”.

Fans or Blowers – electric fans directed to blow the “goo” and “muck” out of the beach and boat storage areas. These would blow the muck into deeper waters and away from people areas. It would take a few years before it was totally effective. In the first years you would still combine it with chemical treatments. Each device would cost about \$1,500 and there would be the additional expense of electricity (guess of \$75 a month) and manpower to turn them on and move them to different areas. They would be operated only at night and also would not disturb too much of the sand in the areas but just move the muck. Homeowners use these on Lake Denoon to keep areas near their docks free of algae and plant growth.

IMMEDIATE PLANNING

The ECC will work with Joe to get a new three year plan for continued chemical treatments of the lake for both Pond weed and Chara. This would include what should be budgeted for better results than we have had the past couple of years.

Adjourned at 7:55 p.m. The next Board Meeting will be 6:30 p.m. On Monday, August 24 at Pat Boyer's residence.

Lake Brittany Homeowners Association August 24, 2015, Board Meeting Minutes

Meeting was held at Pat Boyer's starting at 6:35 p.m. Kostas Lazarides, John Jaeger, Tad Johnson, Matt McCarroll, Norb Bohmann, Dan Natchek and Pat Boyer were present.

Secretary's report: (John Jaeger reporting) Minutes of the July 23, 2015 meeting were approved. Minutes of the August 4, 2015 special meeting omitted one more option to limiting lake plant growth impact which is "mats". (See www.lakemat.com for details.) That option is only good for smaller areas. Otherwise the 8/4/15 minutes were approved.

Treasurer's report: (Tad Johnson reporting) as of 8/23/15 the checking account balance was \$11,080.16. At 7/31/15 the money market balance was \$16,312.08 and we earned \$1.01 interest in just 15 days after transferring this to our checking account bank, Associated. That is an improvement over \$0.06 a month at Wells Fargo and the account is now FDIC guaranteed.

Architectural Control Committee (ACC) report: (Dan Natchek reporting) No new requests have been submitted to the ACC since the last Board meeting and most projects in progress are looking good. A homeowner sign about a new roof that has been up for an extended period will be asked to be removed.

Environmental Control Committee (ECC) report: (Norb Bohmann reporting) ECC August 17 minutes enclosed.

- **Storage Shed** – The Board approved the ECC recommendation to accept a \$2,000 bid to repair the shed and roof. This was one of four bids acquired.
- **Stump Removal near Tennis courts** – The ECC has drafted a "request for proposal" to have the berm bulldozed, remove junk plants and have the area seeded and fertilized. It is hoped that this can be accomplished for about \$1,500.
- **General Weed & Plant Control** – Createscapes bill of \$1,077.28 for recent chara and weed raking was submitted and will be paid. Suggested treatments for 2016 totaling \$5,450 (before sales taxes of 5+%) was submitted.

OLD BUSINESS

- **Planning and Budgeting** - Norb presented a four year ECC budget for 2016 through 2019. This will be melded into a total Association budget/plan to be reviewed by the Board for eventual presentation at the Annual meeting.
- **Annual Elections** – Two 3 year Board terms expire in October. Nominations and volunteers to run for those two positions are encouraged. Please contact a Board member with nominations or interests in serving. Our continued success as an Association for almost 40 years depends on resident participation!

NEW BUSINESS

- **Common Ground Use** – There were some comments received from a couple of residents over two or more large resident gatherings that occurred on the Lake this summer. The Board is in agreement that the Lake should be available for residents to entertain friends and families with reasonable limits still allowing others to access the beaches and boat areas. Additionally, the Board unanimously passed a rule that prohibits the use of Port-a-Potty's on common grounds unless it's for a sanctioned LBHA event. See other rules reminders on reverse for common grounds.
- **E-mails in Directories** – There was a request that e-mails might be added to our printed and website resident directories for the personal use of all residents. The Board is of the opinion the current process of sending broadcast e-mails through the Board review is working well. Resident's opinions on this issue is appreciated and will also be reviewed at the annual meeting.
- **Annual Meeting** – The Annual meeting will 7 p.m. be on Tuesday, October 27 at Tudor Oaks with new board elections. Joe Cadieax of Createscapes will make a presentation about Lake conditions and suggested treatments at the meeting.

Meeting adjourned at 8:31 pm. **Next Meeting of the Board** and will be at **6:30 p.m. Sep. 23** at John Jaeger's residence.


2014-2015 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	E-mail	Title
Kostas Lazarides	2015	529-0840	414-687-1000	Klazarides@wi.rr.com	President
Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net	Vice Pres & ACC liaison
John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com	Secretary
Tad Johnson	2016	525-4867	414-526-8426	Tjohnson19@wi.rr.com	Treasurer
Norb Bohmann	2015	425-4808	414-232-5121	Muskegoites@aol.com	ECC Chair
Matt McCarroll	2016	840-9513	262-613-5016	MMcCarroll@johndeerelandscapes.com	At-large
Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net	Manager

The website, www.lakebrittany.com – with the user ID = lb99 and the password also – lb99 **PAGE 1 of 2 (over)**

To help maintain the enjoyment and safety of ALL residents and guests, the board reminds every one of the following rules and asks every resident to help enforce these and all our rules:

**LAKE BRITTANY ESTATES
HOMEOWNERS' ASSOCIATION RULES AND REGULATIONS
(excerpts)**

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. For insurance purposes, the Association shall not be held liable for this supervision. No life guards are provided by the Association. Swimming, boating, fishing, etc. is at your own risk.
2. All homeowners are responsible for removing their own refuse from all common areas.
3. As per municipal ordinance, all dogs and cats must be kept on leashes. Owner 's **must** clean up after them. No animals on the swimming beaches. Supervised dogs or cats may use the beaches adjacent to the swimming beaches.
4. No motorized vehicles of any sort are allowed on the common areas. This includes cars, snowmobiles, minibikes, mopeds etc. Medically authorized vehicles, i.e., wheelchairs, are exempt. Municipal ordinances, 9.29 (prohibited operation of "off the road" vehicles) and 571 A. (off the road vehicles, defined) apply.
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.
-  If there is any damage to the recreational facilities owned by the Association, repair and/or replacement costs shall be borne by the responsible party.
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 in the common areas.
11. No fishing from beaches (swim or boat areas).
19. No boats will be allowed within 10 feet of the swim areas that are marked off by buoys.

Lake Brittany Homeowners Association October 19, 2015 Board Meeting Minutes

Meeting was held at Matt McCarroll's starting at 6:31 p.m. Kostas Lazarides, John Jaeger, Tad Johnson, Matt McCarroll, Dan Natchek, Norb Bohmann and Pat Boyer were present.

Secretary's report: (John Jaeger reporting) Minutes of the September 23, 2015 meeting were approved.

Treasurer's report: (Tad Johnson reporting) as of 10/26/15 the checking account bank balance was \$9,187.82 and the book balance was \$8,799.35. At 9/30/15 the money market balance was \$16,316.17. The check book balance as of 9/23/15 was \$7,968.40. Over \$4,800 (a little more than half of 4th quarter dues) was collected and was offset by liability Insurance, payment for new shed roof and the landscape work just west of the tennis courts for just over \$4,800.

Architectural Control Committee (ACC) report: (Dan Natchek reporting) Nothing new to report.

Environmental Control Committee (ECC) report: (Matt McCarroll reporting) ECC October 5 minutes enclosed.

- **Stump Removal near Tennis courts** – the landscape contractor picked through a bidding process finished the work last week. One homeowner commented about the work. The Board feels that there is likely to be more to be done in this area with additional bushes or other plants as screening. The ECC's direction will be sought as always.
- **Tennis Court Cracks** – Tad Johnson took some patch material and attempted to fix the cracks but found the material just kept sinking deep into the cracks. Fortunately the cracks are not in the playing areas – yet.

OLD BUSINESS

- **Planning and Budgeting** - Revisions in the format of the spreadsheet were made while the final numbers for a 2016 through 2019 budget were retained from the last Board meeting. It will be presented at the Annual Meeting and copies distributed.
- **Common Ground Use** – Copies of rules with the new Port-a-Pot rule will be distributed at the Annual Meeting.
- **Annual Meeting** – An agenda for the meeting was finalized where 2 new Board members to be elected.
- **E-mails in Directories** – This topic will be included as New Business at the Annual Meeting

NEW BUSINESS

No new business.

Meeting adjourned at 7:27 pm.

Next Meeting of the Board and will be scheduled after the election of two new Board Members at the Annual meeting.

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Kostas Lazarides	2015	529-0840	414-687-1000	Klazarides@wi.rr.com	President
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Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net	Manager

The website, www.lakebrittany.com – with the user ID = lb99 and the password also – lb99

Boats Are Required to be Removed from the Lake by December 1, 2015

All Boats need an ID with Lot Number and/or Name on it