

## Lake Brittany Homeowners Association November 18, 2015 Board Meeting Minutes

Meeting was held at Tad Johnson's starting at 6:41 p.m. John Jaeger, Tad Johnson, Matt McCarroll, Dan Natchek, Norb Bohmann, George Schick, and Pat Boyer were present.

**Board Position Designations:** By consensus, the following board members were approved for the positions they volunteered for in the coming year: President, John Jaeger; Vice President, Matt McCarroll; Treasurer, Tad Johnson; Secretary, Dan Natchek. Norb Bohmann remains the Environmental Control Committee chair; George Schick is the new liaison to the ACC.

**Secretary's report:** (John Jaeger reporting) Minutes of the October 19, 2015 meeting were approved.

**Treasurer's report:** (Tad Johnson reporting) as of 11/18 the checking account bank balance was \$8,451.83 and the money market balance was \$16,318.25. The largest expenditures were \$1,550.00 for tennis court landscaping, \$1,975 for shed roof, and \$1,250 Insurance. A Workman's Comp payment of \$903.00 is due 11/18/15.

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

**Environmental Control Committee (ECC) report:** (Norb Bohmann reporting) ECC Nov. 16 minutes enclosed.

- **Tennis Court Stump Removal & Landscape** – Stumps have been removed; Matt & Norb will meet to plan landscaping for the area and for the south hill. It was noted that Radek says he can get trees/shrubs at a good price.
- **General Weed Control & Planning** – A motion passed approving the ECC recommendation to spend \$5,750 in 2016 with Createscapes, the same firm that did treatment in 2016. This is pending receipt of a specific formal bid or contract with estimated dates of treatments, subject to weather, etc. The Board will finalize the motion and vote by email as per Article IV, Section 5 of the by-laws after reviewing a detailed bid or contract proposal. The Board included an authorization for the ECC to accept an extra Chara treatment for \$350 if need be in 2016.
- **Boat Storage NE Area** – In discussion, the Board agrees with the ECC to have this work done this year if possible. It is assumed ECC is referring to the Estate Services bid for a 100 foot area costing \$3,800 as mentioned in the ECC's 9/14/15 minutes. Seeing the detailed proposal verifying this, the board will vote via e-mail because now is a good time to have the work done; the lake is down and most boats have been removed.
- **Tennis Court Cracks** – This will be addressed in the spring; temporary patching was not successful.
- **Other ECC Items** – The Board agrees the ECC should further investigate 1) west beach sludge, 2) south hill trees, 3) fish cribs and 4) the tree removal request (a couple of board members volunteer to assist on this).

### Old Business

- **E-mails in Directories** – Residents at the annual meeting did not object to this and some were even enthusiastic about the idea. An email will be sent to all residents to ask for their individual email address and cell phone numbers, if they want to "opt-in" to having these published in the directory. Future paper and website directories will only have the "opt-in" e-mails included. All e-mails used to distribute minutes and social notices will continue to be included only through BCC (Blind Carbon Copies).

### New Business

- **Fishing/Trespassing** – A homeowner reminded the Board that this was a big problem last winter. A reminder to residents to provide unaccompanied guests with passes. Wisconsin limits on panfish are to be followed. All other fishing should practice catch and release. The Board asks all residents to again review the "Lake Trespasser Memo" found at the bottom right of the Document page on our website.
- **Proxy Voting** – Some residents unable to attend the Annual Meeting requested to vote by "Proxy" (a/k/a Absentee voting). Article III, Section 5 of the By-Laws outlines the procedures already in place to permit this:

**"Section 5.** Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable, and shall automatically cease upon conveyance by the member of his lot."

The Board will appoint a nominating committee and review the proxy vote process before the next Annual Meeting.

Meeting adjourned at 8:05 pm.

**Next Meeting of the Board:** January 13, 2016, at George Schick's house.

**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**

**2015-2016 LAKE BRITTANY BOARD**

Name	Term	Phone	Cell Phone	E-mail	Title
John Jaeger	2017	427-0181	414-491-9748	<a href="mailto:jtjclaud@wi.rr.com">jtjclaud@wi.rr.com</a>	President
Matt McCarroll	2016	840-9513	262-613-5016	<a href="mailto:MMcCarroll@johndeerelandscapes.com">MMcCarroll@johndeerelandscapes.com</a>	Vice President
Dan Natchek	2017	235-8725	414-530-4349	<a href="mailto:Dan.Natchek@sbcglobal.net">Dan.Natchek@sbcglobal.net</a>	Secretary
Tad Johnson	2016	525-4867	414-526-8426	<a href="mailto:Tjohnson19@wi.rr.com">Tjohnson19@wi.rr.com</a>	Treasurer
Norb Bohmann	2015	425-4808	414-232-5121	<a href="mailto:Muskegoites@aol.com">Muskegoites@aol.com</a>	ECC Chair
George Schick	2018	529-2619	414-529-2619	<a href="mailto:thesix2@msn.com">thesix2@msn.com</a>	At-large, ACC liaison
Pat Boyer		529-0410	414-305-0447	<a href="mailto:BoyerLBGA@att.net">BoyerLBGA@att.net</a>	Manager

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

**APPROVAL OF N.E. BOAT STORAGE AREA PROJECT:**

An ECC meeting on Dec. 7 (minutes enclosed) reviewed a written bid and approved it for \$3,800 for improving the northeast boat storage area and submitted this to the Board. Voting via e-mail on Dec. 9 and 10, the Board unanimously approved the ECC recommendation. Such an action without a meeting by the Board is permitted by the By-Laws:

**Article IV**

**Section 5.** Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Actions so approved shall have the same effect as though taken at a meeting of the Directors.

## Lake Brittany Homeowners Association January 26, 2015 Board Meeting Minutes

Meeting was held at George Schick's starting at 6:33 p.m. John Jaeger, Tad Johnson, Matt McCarroll, Dan Natchek, Norb Bohmann, George Schick, and Pat Boyer were present.

**Secretary's report:** (Dan Natchek reporting) Minutes of the November 18, 2015 meeting were approved after noting the term expiration date for Norb Bohmann was incorrect in the officer information table.

**Treasurer's report:** (Tad Johnson reporting) as of 01/25 the checking account bank balance was \$12,378.69 and the money market balance was \$16,322.34. The larger expenditures were for Workman's Comp. insurance for \$903.00, payroll about \$1,000 and year end employee bonuses of \$400. Only one homeowner was over a year in arrears on dues. Will attempt to contact them by phone to remind them payment is due.

**Architectural Control Committee (ACC) report:** (George Schick reporting) Nothing new to report.

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

- **Tennis Court West Berm Landscape** – ECC members met informally with a walk around this area. They ruminated about spending \$2,000 on trees and shrubs in this area. One of our workers has said he can get "deals" on plants. More details to come on this idea later.
- **General Weed Control & Planning** – A detailed contract for treatment of Lake weeds and algae was received in mid December and the Board reviewed and approved it via eMail. It was signed and returned to Createscapes soon after.
- **Boat Storage NE Area** – A detailed \$3,800 bid from Estate Services was approved by the ECC in their Dec. 7 meeting and shortly after by the Board in an e-mail vote. The project has already begun with sand put in. After the snow melts the project will be finished. Concerns were expressed by a neighbor about the path in that area sometimes being under water and the project may add to the flooding. ECC will keep an eye on the path flooding issue.
- **Tennis Court Cracks** – As reported in the last Board meeting, this will be addressed in the spring.
- **Removal of Trees** – The Board voted to approve \$500 to be spent to remove trees near the Southwest path which goes up to Cambridge Court West

The next ECC meeting is scheduled for Monday April 4, 2016.

### Old Business

- **Fishing/Trespassing** – A number of homeowners have reported challenging numerous people who have been ice fishing on the lake. Some presented fishing passes but a couple of groups left the area. People with fishing passes were asked to park near their host's home and not in front of other homes. *This is how the process should work!*
- **E-mails in Directories** - An e-mail will be sent out soon asking residents that if they would like their e-mail address to be included in the Association directory, they should contact Dan Natchek. The residents should also advise any need to update their phone numbers which are listed in the directory.
- **Nominating Committee/Proxy Voting** - Dan Natchek volunteered to chair a nominating committee to be formed by July. This is to adhere to the *By-Laws Article V Nomination and Election of Directors*. This committee will also establish a procedure for handling proxy voting as defined in the *By-Laws Article III Section 5*.

### New Business - None

Meeting adjourned at 8:05 pm. **Next Meeting of the Board:** Wednesday April 13, 2016, at Dan Natchek's house.

2015-2016 LAKE BRITTANY BOARD				
Name	Term	Phone	Cell Phone	E-mail
John Jaeger	2017	427-0181	414-491-9748	<a href="mailto:jtjclaud@wi.rr.com">jtjclaud@wi.rr.com</a>
Matt McCarroll	2016	840-9513	262-613-5016	<a href="mailto:MMcCarroll@johndeerelandscapes.com">MMcCarroll@johndeerelandscapes.com</a>
Dan Natchek	2017	235-8725	414-530-4349	<a href="mailto:Dan.Natchek@sbcglobal.net">Dan.Natchek@sbcglobal.net</a>
Tad Johnson	2016	525-4867	414-526-8426	<a href="mailto:Tjohnson19@wi.rr.com">Tjohnson19@wi.rr.com</a>
Norb Bohmann	2018	425-4808	414-232-5121	<a href="mailto:Muskegoites@aol.com">Muskegoites@aol.com</a>
George Schick	2018	529-2619	414-529-2619	<a href="mailto:theshix2@msn.com">theshix2@msn.com</a>
Pat Boyer		529-0410	414-305-0447	<a href="mailto:BoyerLBGA@att.net">BoyerLBGA@att.net</a>

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

SEE THE OTHER SIDE OF THIS PAGE FOR OTHER INFORMATION FOR THE LAKE AND THE AREA!

**ANNUAL DINNER** - 52 people signed up for the Annual Dinner. A good turnout.

**BELLE CHASE SUBDIVISION WELL** - The City purchased a lot in the new subdivision going up at the SE corner of Mcshane and Durham. This is a contingency for a possible future well. At this time there are no definite plans to sing a well there. The City has informally said they might try to top into the Oak Creek water line should Waukesha succeed in its efforts to get Lake Michigan water. That would make local wells unnecessary.

**MORELAND ROAD RECONSTRUCTION** - Other than wider shoulders along Moreland there are also plans to construct a round-a-bout at the intersection of Woods Rd.

**ELECTIONS APRIL 5** - Besides the election of the Alderman in our district there is also a referendum on new school buildings. Get out and vote!

**GEESE** - We will again apply for a free permit to addle or oil goose eggs should we find any nests in our subdivision. Please be on the lookout for nests. If you see any contact the Association Manager.

## Lake Brittany Homeowners Association April 13, 2015 Board Meeting Minutes

Meeting was held at Natchek's starting at 6:33 p.m. John Jaeger, Tad Johnson, Matt McCarroll, Dan Natchek, Norb Bohmann, George Schick, and Pat Boyer were present.

**Secretary's report:** (Dan Natchek reporting) Minutes of the January 26, 2016 meeting were approved.

**Treasurer's report:** (Tad Johnson reporting) as of 04/12 the checking account bank balance was \$15,049.28 and the money market balance was \$16,328.42. The large expenditure of \$2,932.27 for East Beach work was offset by over \$5,100 in dues collections. One homeowner was still over a year in arrears on dues. A message was left by phone reminding that homeowner that payment was past due and a lien would be filed if not brought current.

**Architectural Control Committee (ACC) report:** (George Schick reporting) Nothing new to report.

**Environmental Control Committee (ECC) report:** (Norb Bohmann reporting) ECC Apr. 4th minutes enclosed.

- **Tennis Court West Berm Landscape** - Plans for an approximate \$3,000 to plant 5 trees, install landscape fabric and stone instead of mulch was presented to the Board. The Board voted to table this plan for the time being as it would result in exceeding the current budget plans.
- **General Weed Control & Planning** - Createscapes will be contacted to ensure the contracted applications will occur in a timely manner beginning this Spring.
- **Boat Storage NE Area** - A little over half the work was done late in 2015 and payment was made. The remaining work will be finished (seeding etc.) when the area dries up allowing access this Spring.
- **Tennis Court Cracks** - The contractor who applied the new surface 2 years ago said after the winter would be a good time to review the crack problem. They will be contacted to take a look this Spring.
- **Removal of Trees** - The damaged tree off the path to the tennis court was removed. Some of the Board commented that a lot of trees on the common grounds are getting old and our budget to remove and replace trees may not be sufficient. After mowing and annual maintenance this will be the ECC's primary concern going forward the next few years to get better estimates of costs.
- **Path Sink Holes** - two holes have been repaired. There may be more holes found?
- **Lake Fish Survey** - Createscapes estimates a survey of current fish in the Lake could be done for less than \$2,000 which was later upgraded to \$3,500. This item is tabled as the current Budget does not include this cost. The need is in question too.

The next ECC meeting is scheduled for Monday May 9, 2016.

### Old Business

- **E-mails in Directories** - 40 homeowners have said it was okay to publish their e-mails in the Lake Brittany directory. Homeowners are encouraged to check the data in the directory on the website and advise of any needed changes especially in phone numbers since many people have abandoned land lines. Contact Dan Natchek for corrections and also if you would like your e-mail in the directory.
- **Nominating Committee/Proxy Voting** - Dan Natchek targets to have a committee set up by August.

### New Business

- **Lamp Posts** - A number of homeowners' lamps are inoperative at this time. Homeowners are reminded that they are required to maintain a specific lamppost on their lot. With technology changing we will research LED light solutions to replace the current CFL bulbs which the Association supplies to homeowners at no cost to the homeowner. The original mercury vapor bulb technology is now passé'.
- **Broadcast E-mail service** - Our current service is "broken". A replacement system will be sought.

Meeting adjourned at 7:49 pm. **Next Meeting of the Board:** May 18, 2016 at Boyer's residence.

#### 2015-2016 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	E-mail	Title
John Jaeger	2017	427-0181	414-491-9748	<a href="mailto:jtjclaud@wi.rr.com">jtjclaud@wi.rr.com</a>	President
Matt McCarroll	2016	840-9513	262-613-5016	<a href="mailto:MMcCarroll@johndeerelandscapes.com">MMcCarroll@johndeerelandscapes.com</a>	Vice President
Dan Natchek	2017	235-8725	414-530-4349	<a href="mailto:Dan.Natchek@sbcglobal.net">Dan.Natchek@sbcglobal.net</a>	Secretary
Tad Johnson	2016	525-4867	414-526-8426	<a href="mailto:Tjohnson19@wi.rr.com">Tjohnson19@wi.rr.com</a>	Treasurer
Norb Bohmann	2018	425-4808	414-232-5121	<a href="mailto:Muskegoites@aol.com">Muskegoites@aol.com</a>	ECC Chair
George Schick	2018	529-2619	414-529-2619	<a href="mailto:theshix2@msn.com">theshix2@msn.com</a>	At-large, ACC liaison
Pat Boyer		529-0410	414-305-0447	<a href="mailto:BoyerLBGA@att.net">BoyerLBGA@att.net</a>	Manager

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

## Lake Brittany Homeowners Association June 29, 2016 Board Meeting Minutes

Meeting was held at Jaeger's starting at 6:30 p.m. John Jaeger, Tad Johnson, Matt McCarroll, Dan Natchek, George Schick, Nick Musolf and Pat Boyer were present.

**New Board Member:** A neighbor who ran for the Board at the last Annual Meeting declined to take Norb Bohmann's position after his recent resignation. Nick Musolf accepted the Board request to take the new position. We thank Nick and welcome him to the Board. His position will end in 2018.

**Secretary's report:** (Dan Natchek reporting) Minutes of the May 24, 2016 meeting were approved after correcting the year of the meeting date and the contact phone number for Dave Vanness of the ECC.

**Treasurer's report:** (Tad Johnson reporting) as of 06/29 the checking account book balance was \$5,772.43. Major expenditures started the summer season with \$6,043.26 for plant and algae treatments for the lake, a little over \$2,400 for new beach sand, mulch, gas and dumpster and almost \$2,800 in payroll. The money market balance was \$16,332.50 at 5/31. Two of three homeowners contacted made payments to get dues current. The remaining homeowner past due more than 1 year will be contacted personally after no payment following a phone call.

**Architectural Control Committee (ACC) report:** (George Schick reporting) A homeowner submitted plans for a major landscaping project which comes very close to the path around the lake. The ACC is working with the homeowner for some minor changes.

**Environmental Control Committee (ECC) report:** (Matt McCarroll reporting) ECC JUNE 18th minutes enclosed. Two new volunteer members joined and a new Chair was elected. See the contact table on page 2 here.

- **Lake Weed Control** - Createscapes made a second application to kill plants and Chara algae on June 8. No more treatments are planned this year if the weather and water levels cooperate.
- **Tennis Court Cracks** - We will attempt to fill cracks with a polymer sand in house instead of the much more expensive alternative from a bid from the firm who did the resurfacing three years ago.
- **McShane Large Sign** - The new sign was installed today. Unfortunately the old sign fell apart and not even the Association crest could be saved. Other signs around the lake are in pretty good condition.
- **Ash Tree Treatments** - Matt McCarroll graciously volunteered chemicals and labor to treat Ash trees around the lake to prevent Emerald Ash Borer damage. He believes treatments will be in time.
- **New Employee** - A new employee will start in the first week of July to replace one who resigned.

### Old Business

- **Goose Roundup** - The City of Muskego Forester worked with the USDA Fish and Wildlife service to arrange a roundup at Little Muskego Lake, Bass Bay and Bluhm Farm Park. Lake Brittany and one other local Association agreed to pay a fee of about \$4 a lot (\$396 for Lake Brittany) to herd geese to Bluhm Farm off the local lakes for round up. 81 geese were captured at Idle Isle Park and 45 at Bass Bay. Unfortunately the geese made themselves scarce at Bluhm Farm and the 3 local lakes on the day of capture, June 27. Consequently, the local Associations, including Lake Brittany, were not charged.

### New Business

- **Complaint about Trees at Tennis Courts** - A homeowner wrote to complain about the landscaping proposal being put on hold after trees were removed from around the tennis courts. The trees were removed to prevent damage to the tennis courts. The Board and ECC will contact the homeowner to explain that future work may be considered but at the moment it is not in the budget.
- **Beach Party Complaint** - Complaints were lodged after a large party was held on the West beach on Memorial Day weekend. The party, hosted by a homeowner, was thought to monopolize the West end making it difficult for other residents to enjoy the beach that day. Refuse was left behind which other homeowners had to clean up. Neighbors are reminded to clean up after parties and to try and keep the area open for others during their parties. Thank you.
- **Pickle Ball** - A homeowner noted the growing popularity of Pickle Ball and requested that at least one of the tennis courts have lines added for that sport. The Board will pass this request on to the ECC.

Meeting adjourned at 7:21 pm. **Next Meeting of the Board:** July 27, 2016 at McCarroll's residence at 6:30 pm.

**SAVE THE DATE:** August 20, 2016 Annual Summer Beach Party. Details and Flyer to follow later.

**As always, more information is available at our website:**

**[www.lakebrittany.com](http://www.lakebrittany.com)** - user ID = lb99 and the password also = lb99

**2015-2016 LAKE BRITTANY BOARD**

<b>Name</b>	<b>Term</b>	<b>Phone</b>	<b>Cell Phone</b>	<b>E-mail</b>	<b>Title</b>
John Jaeger	2017	427-0181	414-491-9748	<a href="mailto:jtjclaud@wi.rr.com">jtjclaud@wi.rr.com</a>	President
Matt McCarroll	2016	840-9513	262-613-5016	<a href="mailto:MMcCarroll@siteone.com">MMcCarroll@siteone.com</a>	Vice President, ECC
Dan Natchek	2017	235-8725	414-530-4349	<a href="mailto:Dan.Natchek@sbcglobal.net">Dan.Natchek@sbcglobal.net</a>	Secretary
Tad Johnson	2016	525-4867	414-526-8426	<a href="mailto:Tjohnson19@wi.rr.com">Tjohnson19@wi.rr.com</a>	Treasurer
Nick Musolf	2018	no land line	414-788-2749	<a href="mailto:nickm@jmbrennan.com">nickm@jmbrennan.com</a>	At-Large
George Schick	2018	529-2619	414-529-2619	<a href="mailto:theshix2@msn.com">theshix2@msn.com</a>	At-large, ACC liaison
Pat Boyer		529-0410	414-305-0447	<a href="mailto:BoyerLBGA@att.net">BoyerLBGA@att.net</a>	Manager

**2015-2016 Environmental Control Committee (ECC)**

<b>Name</b>	<b>Phone</b>	<b>Cell Phone</b>	<b>E-mail</b>
Tom Grochowski			
Dave Vanness CHAIRPERSON	529-4595		<a href="mailto:david.vanness@att.net">david.vanness@att.net</a>
Matt McCarroll	840-9513	262-613-5016	<a href="mailto:MMcCarroll@siteone.com">MMcCarroll@siteone.com</a>
Don Brudnicki	425-6418		<a href="mailto:DBBrudnicki@yahoo.com">DBBrudnicki@yahoo.com</a>
Donn Robbins	529-1248		<a href="mailto:DoRobb@wi.rr.com">DoRobb@wi.rr.com</a>
Pete Walechka	312-3216	414-534-8359	<a href="mailto:PWalechka@hotmail.com">PWalechka@hotmail.com</a>

**SAVE THE DATE:** August 20, 2016 Annual Summer Beach Party. Details and Flyer to follow later.



# Lake Brittany Homeowners Association July 17, 2016 Board Meeting Minutes

Meeting was held at McCarroll's starting at 6:34 p.m. John Jaeger, Tad Johnson, Matt McCarroll, Dan Natchek, George Schick, Nick Musolf and Pat Boyer were present.

**Secretary's report:** (Dan Natchek reporting) Minutes of the June 29, 2016 meeting were approved. Reminder: The Secretary will be forming a nominating committee for the election of two officer's positions which will expire in October. If interested in serving as an officer please contact the Secretary or other Board Members.

**Treasurer's report:** (Tad Johnson reporting) as of 06/29 the checking account book balance was \$8,809.08. Major expenditure was almost \$1,900 in payroll offset by \$5,450 in dues collections. The money market balance was \$16,334.51 at 6/30. A personal visit to the homeowner 2 years past on dues was not successful. One more attempt will be made before filing a lien on that property.

**Architectural Control Committee (ACC) report:** (George Schick reporting) No projects to report.

**Environmental Control Committee (ECC) report:** (Matt McCarroll reporting) ECC July 18th minutes enclosed.

- **Lake Weed Control** - The ECC will review the effectiveness of two plant and algae control applications that have been made this year. Other firms will be asked to review our conditions and make recommendations to be sure we are taking the best measures for enjoyment of our lake.
- **Tennis Court Cracks** - Polymer sand has been inserted by volunteers and additional applications will be attempted. A neighbor has requested Pickle Ball lines on a court. He may put some chalk lines out for a trial. The Board is supportive of this and asks the ECC to review putting permanent lines on a court.
- **New Employee** - The new employee started orientation and working in early July.
- **Willow Saplings** - With the dry weather less mowing is needed so the ECC is having our workers remove Willow saplings and other invasive bushes from along the shoreline. Natural vegetation will be kept on much of the shoreline to lessen erosion and to discourage goose incursion.
- **New Equipment Request** - The Board approved a motion to acquire up to \$1,000 in new equipment the workers requested for safety items and more efficient landscaping work.

## Old Business

- **Beach Party Complaints** - The homeowner who has hosted parties on recent holidays was contacted about complaints. The homeowner promised to try and avoid monopolizing beach areas and to fervently cleanup any trash from the events as well as to pick up any other trash not left behind by those events. Thank you!

## New Business

- **Pets and Fishing** - Complaints have been received from homeowners about unleashed pets wandering the grounds as well as the beach areas. The following is from the Association's Rules:
  3. As per municipal ordinance, all dogs and cats must be kept on leashes. Owners **must** clean up after them. No animals on the swimming beaches. Supervised dogs or cats may use the beaches adjacent to the swimming beaches.

Young people have been also seen fishing off boats very close to beach areas violating this rule:

11. No fishing from beaches (swim or boat areas).

Homeowners are reminded of Association rules as well as Municipal and DNR rules concerning pets and fishing. Please adhere to these rules as the Lake is to be shared by all for pleasurable enjoyment.

Meeting adjourned at 7:20 pm. **Next Board Meeting:** August 31, 2016 at Tad Johnson's residence at 6:30 pm.

**SAVE THE DATE:** August 20, 2016 Annual Summer Beach Party. Details and Flyer to follow later.

**As always, more information is available at our website:**

**[www.lakebrittany.com](http://www.lakebrittany.com)** - user ID = lb99 and the password also = lb99



**2015-2016 LAKE BRITTANY BOARD**

<b>Name</b>	<b>Term</b>	<b>Phone</b>	<b>Cell Phone</b>	<b>E-mail</b>	<b>Title</b>
John Jaeger	2017	427-0181	414-491-9748	<a href="mailto:jtjclaud@wi.rr.com">jtjclaud@wi.rr.com</a>	President
Matt McCarroll	2016	840-9513	262-613-5016	<a href="mailto:MMcCarroll@siteone.com">MMcCarroll@siteone.com</a>	Vice President, ECC
Dan Natchek	2017	235-8725	414-530-4349	<a href="mailto:Dan.Natchek@sbcglobal.net">Dan.Natchek@sbcglobal.net</a>	Secretary
Tad Johnson	2016	525-4867	414-526-8426	<a href="mailto:Tjohnson19@wi.rr.com">Tjohnson19@wi.rr.com</a>	Treasurer
Nick Musolf	2018	no land line	414-788-2749	<a href="mailto:nickm@jmbrennan.com">nickm@jmbrennan.com</a>	At-Large
George Schick	2018	529-2619	414-529-2619	<a href="mailto:theshix2@msn.com">theshix2@msn.com</a>	At-large, ACC liaison
Pat Boyer		529-0410	414-305-0447	<a href="mailto:BoyerLBGA@att.net">BoyerLBGA@att.net</a>	Manager

## Lake Brittany Homeowners Association September 28, 2016 Board Meeting Minutes

Meeting was held at Musolf's starting at 6:32 p.m. John Jaeger, Tad Johnson, Matt McCarroll, Dan Natchek, Nick Musolf and Pat Boyer were present. George Schick excused.

**Secretary's report:** (Dan Natchek reporting) Minutes of the August 31, 2016 meeting were approved as written. A nominating committee chaired by Dan Natchek has been formed. A nomination and proxy form have been created and are enclosed with these minutes.

**Treasurer's report:** (Tad Johnson reporting) as of 09/27 the checking account book balance was \$4,419.75. Major expenditure was almost \$2,500 in payroll, \$834 in supplies and over \$800 in dumpster charges. The money market balance was \$16,338.67 at 8/31. All homeowners are current with just a few a couple of quarters behind.

**Architectural Control Committee (ACC) report:** (John Jaeger reporting for George Schick) The ACC will contact a homeowner who has a boarded up window. The ACC will look into lamp posts which are not conforming.

**Environmental Control Committee (ECC) report:** (Matt McCarroll reporting) ECC Sept. 19 minutes enclosed.

- **Lake Weed Control** - After shopping with a couple of new firms the ECC decided to go with the same firm that has treated the Lake the past couple of years and their proposal for about \$6,000.
- **Tennis Court Cracks** - Polymer sand inserted in cracks seems to be effective. The next step is to cover treated cracks with the green surface paint. Thank you to the volunteers who did this work!
- **Willow Saplings Etc.** - All the willow and other debris was removed using dumpster service. The chipper option would have had a lot of extra labor.
- **Asset Inventory** - A spreadsheet of all equipment with estimated values was completed along with photos of the equipment for insurance purposes. The current Liability Policy limits look satisfactory.
- **Tree Inventory** - To have an arborist inventory our trees will cost from \$500 to \$1,000. The ECC will continue to look into doing this. Winter may be a good time to review the trees.
- **Ash Tree Treatments** - Most of our trees have been treated for the Ash Borer. Time is running out to finish this project. Hope to complete it this Fall.
- **ECC Budget** - A budget has been prepared and will be merged with other Association budget items before the Annual Meeting. The ECC has also prepared a 2017 report which is a vision statement for the future.

**Old Business** - No Old Business items currently in the queue.

- **Budget for 2017** - With the ECC 2017 budget there is an emphasis on tree removal and replacement. The aging trees and lake will require more on-going maintenance. For this reason the Board is considering increasing dues from \$75 to \$82.50 a quarter or from \$300 to \$330 annually. With this increase dues will have averaged a 1.6% annual increase and only 1.2% increase since the 2002 increase to \$69.

### New Business

- **Annual Meeting Agenda** - A preliminary Agenda was reviewed. A final Agenda will be published after the next Board meeting.

Meeting adjourned at 8:00 pm. **Next Board Meeting:** Oct. 19, 2016 at Natchek's residence at 6:30 pm.

**SAVE THE DATE:** Annual meeting is scheduled for 6:30 pm. on Oct. 25 at Tudor Oaks.

**More info at our website:** [www.lakebrittany.com](http://www.lakebrittany.com) - user ID = lb99 and the password also = lb99

### 2015-2016 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	E-mail	Title
John Jaeger	2017	427-0181	414-491-9748	<a href="mailto:jtjclaud@wi.rr.com">jtjclaud@wi.rr.com</a>	President
Matt McCarroll	2016	840-9513	262-613-5016	<a href="mailto:MMcCarroll@siteone.com">MMcCarroll@siteone.com</a>	Vice President, ECC
Dan Natchek	2017	235-8725	414-530-4349	<a href="mailto:Dan.Natchek@sbcglobal.net">Dan.Natchek@sbcglobal.net</a>	Secretary
Tad Johnson	2016	525-4867	414-526-8426	<a href="mailto:Tjohnson19@wi.rr.com">Tjohnson19@wi.rr.com</a>	Treasurer
Nick Musolf	2018	no land line	414-788-2749	<a href="mailto:nickm@jimbrennan.com">nickm@jimbrennan.com</a>	At-Large
George Schick	2018	529-2619	414-529-2619	<a href="mailto:theshix2@msn.com">theshix2@msn.com</a>	At-large, ACC liaison
Pat Boyer		529-0410	414-305-0447	<a href="mailto:BoyerLBGA@att.net">BoyerLBGA@att.net</a>	Manager

## Lake Brittany Homeowners Association October 19, 2016 Board Meeting Minutes

Meeting was held at Natchek's starting at 6:35 p.m. John Jaeger, Tad Johnson, Matt McCarroll, Dan Natchek, and Pat Boyer were present. George Schick and Nick Musolf were excused.

**Secretary's report:** (Dan Natchek reporting) Minutes of the September 28, 2016 meeting were approved as written. A 3 person nominating committee chaired by Dan Natchek has been formed. Three nominations have been made already for the expiring positions of Matt McCarroll and Tad Johnson. Nominations from the floor at the annual meeting will be accepted too. A nomination and proxy form are again enclosed with these minutes. There are no provisions for absentee ballots.

**Treasurer's report:** (Tad Johnson reporting) as of 10/19 the checking account book balance was \$5,196.64. Major expenditure was about \$1,900 in payroll, \$1,315 for liability insurance but offset by over \$4,000 in dues collection. The money market balance was \$16,340.68 at 8/31.

**Architectural Control Committee (ACC) report:** No Report.

**Environmental Control Committee (ECC) report:** (Matt McCarroll reporting) the ECC Oct. 17 meeting was cancelled with a couple of members having to excuse themselves at the last minute.

- **Lake Weed Control** - A two year "contract" was received from the same vendor who has served us the past couple of years. That will be reviewed at the next ECC meeting.
- **Tennis Court Cracks** - The green surface paint was applied. Will see how that cures over time. Thank you to the volunteers who did this work! Pickle ball lines would cost about \$500. Will look into for 2017.
- **Tree Inventory** - Still shopping for an arborist with a reasonable price. Hope to complete by end of Nov.
- **Ash Tree Treatments** - Just a couple of trees remain to be treated.
- **ECC Budget** - A couple of ECC members met with the President and Manager to review the ECC budget and make some adjustments for the final budget to be presented at the Annual Meeting.

**Old Business** - No Old Business items currently in the queue.

- **Budget for 2017** - The ECC budget will be melded with the Association overhead budget and presented at the annual meeting. The preliminary numbers show a need to increase dues by 10% from \$300 to \$330 annually.
- **Annual Meeting Agenda** - The Agenda was finalized and will be enclosed with these minutes.

**New Business** - NONE

Meeting adjourned at 7:38 pm. **Next Board Meeting:** Nov. 19, 2016, location to be determined at 6:30 pm.

**SAVE THE DATE:** Annual meeting is scheduled for 6:30 pm. on Oct. 25 at Tudor Oaks.

**More info at our website:** [www.lakebrittany.com](http://www.lakebrittany.com) - user ID = lb99 and the password also = lb99

### 2015-2016 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	E-mail	Title
John Jaeger	2017	427-0181	414-491-9748	<a href="mailto:jtjclaud@wi.rr.com">jtjclaud@wi.rr.com</a>	President
Matt McCarroll	2016	840-9513	262-613-5016	<a href="mailto:MMcCarroll@siteone.com">MMcCarroll@siteone.com</a>	Vice President, ECC
Dan Natchek	2017	235-8725	414-530-4349	<a href="mailto:Dan.Natchek@sbcglobal.net">Dan.Natchek@sbcglobal.net</a>	Secretary
Tad Johnson	2016	525-4867	414-526-8426	<a href="mailto:Tjohnson19@wi.rr.com">Tjohnson19@wi.rr.com</a>	Treasurer
Nick Musolf	2018	no land line	414-788-2749	<a href="mailto:nickm@jmbrennan.com">nickm@jmbrennan.com</a>	At-Large
George Schick	2018	529-2619	414-529-2619	<a href="mailto:theshix2@msn.com">theshix2@msn.com</a>	At-large, ACC liaison
Pat Boyer		529-0410	414-305-0447	<a href="mailto:BoyerLBGA@att.net">BoyerLBGA@att.net</a>	Manager



Do you  
(or a neighbor you know)  
want to  
**Make a Difference**  
in  
**Life**  
at  
**Lake Brittany?**

The Lake Brittany Estates Homeowners Association (that's all of us) has **openings** this fall for **two** members of the **Board of Directors** to serve a three-year term. Board members are elected "at large;" specific board positions (e.g., President, Secretary, Treasurer, are determined by the board at their first meeting. Votes will be cast and counted at this year's annual meeting on Tuesday, October 25<sup>th</sup>. Nominations of directors are also accepted from the floor at the annual meeting.

If you want to throw your hat in the ring , or nominate a neighbor (hopefully, with their permission), let me know. (It should go without saying that only homeowners at Lake Brittany are eligible to serve as Directors. )

Contact Dan Natchek, Secretary at (414) 530-4349 or by email at [Dan.Natchek@sbcglobal.net](mailto:Dan.Natchek@sbcglobal.net).

You can also return the nomination form, below, to:

Dan Natchek  
W125S7587 Essex Court  
Muskego, WI 53150

---

### Nomination Form

I nominate \_\_\_\_\_ as a candidate for a position on the Lake Brittany Board of Directors.

☐ I have verified that they are willing to serve a three-year term

☐ This is going to come as a complete surprise!

Your name: \_\_\_\_\_

Your lot number (or address): \_\_\_\_\_

**Proxy Voting Form**  
**Lake Brittany Estates Homeowners Association**

By way of this proxy, please allow \_\_\_\_\_, a member in good standing of the Lake Brittany Estates Homeowners Association, Inc., to vote on my behalf at the Lake Brittany Estates annual meeting, on October 25, 2016.

In the event that I do attend the annual meeting in person, this proxy shall be null and void.

Print name \_\_\_\_\_

Lot number (or address) \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Please provide this signed form to your designated proxy so that they can present it at the annual meeting, or return it to:

Dan Natchek  
Secretary, Lake Brittany Homeowners Association  
W125S7587 Essex Court  
Muskego, WI 53150