

Lake Brittany Homeowners Association Board Meeting Minutes

November 16, 2016

The meeting was held at John Jaeger's, starting at 6:31 pm. John Jaeger, Matt McCarroll, George Schick, Nick Milinovich, Pat Boyer, Nick Musolf and Dan Natchek were present.

Welcome New Board Member – Nick Milinovich (414 881-0169, nmm74@yahoo.com)

Election of Board Positions – The following board positions were assigned by consensus:

- President: John Jaeger
- Vice-President: Matt McCarroll
- Secretary: Dan Natchek
- Treasurer: Nick Milinovich
- At-Large: George Schick, Nick Musolf

Secretary's Report (Dan Natchek reporting)

- The minutes from the October 19, 2016 Board Meeting were approved unanimously, without correction.
- GoDaddy.com currently hosts the Lake Brittany website, but is requiring all users to use their new website developer, which does not support password protection of websites. Though the existing site is still functional, we cannot update it; we would need to re-create it using the new developer (and lose password protection.) Joan Hawley and Dan Natchek are exploring alternatives, including the use of WordPress on GoDaddy (for an extra fee) or another hosting service, or the developer on Wix.com; these alternatives support password protection. We anticipate a resolution by the next board meeting on February 1, 2017.
- Annual Meeting minutes will be updated and sent to Pat Boyer for publication shortly.

Treasurer's Report (Pat Boyer reporting) Pat explained the role of the treasurer to Nick Milinovich.

Current balances are as follows:

- Checking book balance: \$3,837.63. Payroll of about \$1,800 and a dumpster charge of \$414 were the major expenditures. We will end up over budget for the year but accomplished much more than planned in landscape maintenance; that won't be as high in future years.
- Savings/Money Market: \$16,347.76

A Workmen's Compensation payment of approximately \$900 is due in December.

Architectural Control Committee (ACC) Report (George Schick reporting)

- A complaint for an improperly installed mailbox is still outstanding.
- A request for modification/repair to a front stoop to alleviate water damage, as proposed by a landscape architect, was approved.
- The ACC has forwarded a list of suggested contractors to a homeowner to fix a broken window.
- LED Lightbulbs for lampposts are available from Pat Boyer at no charge; homeowners are encouraged to utilize the free bulbs to promote consistency.

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Environmental Control Committee (ECC) Report (Matt McCarroll reporting)

- The ECC met on Monday, November 14, 2016. This was presumably the last meeting of the year; no minutes are available yet.
- Grass will be cut once more; otherwise, grounds maintenance is winding down for the year.
- The ECC has been working with Joe Cadieux, Createscapes, to provide more detailed documentation of treatment plans, and Joe is improving.
- Createscapes has presented a 2-year contract (for 2017-2018) for \$12,270 for lake weed control; the incentive to Lake Brittany for a 2 year contrast is that they will provide the labor to install 2 weed-control mats, 12.5' x 20', on the west beach in 2017. (Lake Brittany will pay for the material, approximately \$600.) The mats are moveable and re-usable. The Board approved the ECC request for this contract.
- A \$200 Christmas bonus was approved for both of our groundskeepers, Radek and Randy.

Old Business

- Dues Increase: A 10% dues increase (\$75.00 to \$ 82.50 per Quarter; \$300 to \$330 Annually) was approved unanimously. Dave Vanness met with a homeowner who questioned the increase and explained that increased maintenance of the common areas created the need and the homeowner was satisfied with the explanation.
- Annual Meeting – John Jaeger thanked everyone for their contribution to the annual meeting. It helped everything move efficiently.

New Business – None

Next Board Meeting Date – Wednesday, February 1, 2017, at Matt McCarroll's.

Adjourn – The meeting adjourned at 7:35pm.

REMINDER: ALL BOATS MUST BE REMOVED FROM THE COMMON GROUNDS BY DECEMBER 1, 2016!

2016-2017 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Nick Milinovich	2019	-	414-881-0169	Nmm74@yahoo.com
At-large	George Schick	2018	529-2619	414-529-2619	theshix2@msn.com
At-large	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

Lake Brittany Homeowners Association Board Meeting Minutes

February 22, 2017

The meeting was held at Matt McCarroll's, starting at 6:30 pm. John Jaeger, Matt McCarroll, George Schick, Nick Milinovich, Nick Musolf and Dan Natchek were present.

Secretary's Report (Dan Natchek reporting)

- The minutes from the November 16, 2016 Board Meeting were approved unanimously, without correction.
- The LakeBrittany.com domain name registration will expire in July 2017, and the current hosting service, GoDaddy.com will no longer support password protection for the site going forward. Dan and Joan Hawley have investigated alternatives, and recommend using Wix.com for website hosting and maintenance. For a smoother transition, Dan and Joan suggest registering a new domain name, LakeBrittany.net, and bringing the site live for that domain. Registration of the current domain, LakeBrittany.com, will lapse in July; in the meantime, it will display a prominent message directing users to the new site. Costs for the new site are comparable to what we have been paying GoDaddy: \$120/year for hosting and the Wix website builder, \$12.95/year for the domain name registration (though the first year will be free), and \$48.96 to add Google's G-Suite for email. The recommendation was accepted unanimously. Dan Natchek will build and maintain the new site. Many thanks to Joan Hawley for initiating and maintaining the website all these years!
- For ease of access by the Board, Dan Natchek will maintain the master copy of the Lake Brittany directory (including email and phone information that is not published publicly) on Google Drive. Nick Musolf will use his Google email for secure access.

Treasurer's Report (Nick Milinovich reporting)

Current balances are as follows:

- Checking book balance: \$10,551.72.
- Savings/Money Market: \$16,348.93.

Architectural Control Committee (ACC) Report (George Schick reporting)

- A broken window that was reported several months ago has still not been repaired after 4 letters from the ACC. It was agreed that the next step will be a personal visit to the homeowner by John Jaeger and Matt McCarroll on behalf of the Board.
- The ACC will notify a homeowner whose mailbox that is out of compliance (supported by several concrete blocks). George Schick has drafted an email for review by the Board, and will send it to the homeowner once approved.
- It was noted that a number of homeowners have lamp posts and light bulbs that do not conform to the guidelines. Pat Boyer has new bulbs available at no charge to any homeowner who needs one; ACC members have volunteered to help owners change the bulb if needed. Some owners have lamp posts that are non-conforming with Article VIII, Section 7 of the Covenants and Restrictions, and some are missing lamp posts all together. Weather permitting, the ACC will inventory bulbs and lamp posts for conformance. The ACC will also investigate lamp post heads that would be close to original specifications, as it appears that the original heads are no longer available. It was also noted that the glass chimneys from the original lamps should no longer be used.

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Environmental Control Committee (ECC) Report (Matt McCarroll reporting)

- There was no formal report; the ECC has not met since the last board meeting.
- Matt noted that warm weather and resultant lack of ice is not good for weeds; ice keeps down the weeds. We have already signed the contract for weed control for this year, but Matt warned that we might have to add another weed control application.
- The next ECC meeting will be held in April.

Old Business

- Dan Natchek reminded everyone of the Annual Dinner, scheduled for March 11 at the Bass Bay Brewhouse.

New Business

- A new Muskego Middle School will be built behind Tudor Oaks, likely starting in April. Bids are due March 10. There is concern that construction runoff could affect our lake, as could the decision to use well water instead of city water for the new school. Norb Bohmann had attended an earlier city meeting where the topic of well vs. city water was discussed. The Board agreed that we need to be kept in the loop. Nick Musolf will look at specifications. Matt McCarroll will contact our Alderman, Robert Wolf. Matt will also contact Chris Buckmaster on the Muskego/Norway School Board to ask who we should be working with.
- In addition to non-conforming lamp posts, it has come to the attention of the Board that a few owners are disregarding provisions of the Covenants (Article VIII Section 4) by regularly storing their trash containers outside in view of neighbors. In addition to this mention in the Board meeting minutes, Dan Natchek will draft a general email for distribution.

Next Board Meeting Date – April 26 at Nick Milinovich's.

Adjourn – The meeting adjourned at 7:22 pm.

2016-2017 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Nick Milinovich	2019	-	414-881-0169	Nmm74@yahoo.com
At-large	George Schick	2018	529-2619	414-529-2619	theshix2@msn.com
At-large	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

Lake Brittany Homeowners Association Board Meeting Minutes

April 26, 2017

The meeting was held at Nick Milinovich's, starting at 6:38 pm. John Jaeger, Matt McCarroll, George Schick, Nick Milinovich, Nick Musolf and Dan Natchek were present.

Secretary's Report (Dan Natchek reporting)

- The minutes from the February 22, 2017 Board Meeting were approved unanimously.
- The new Lake Brittany website, LakeBrittany.net, will be up within the week. (Actual go-live on April 28.) Dan Natchek is building and maintaining the new site. Many thanks to Joan Hawley for initiating and maintaining the website all these years!
- For ease of access by the Board, a copy of the Lake Brittany directory (including email and phone information that is not published publicly) is maintained on Google Drive.
- Pat Boyer provided the names of the new owners of Lot 32, Craig and Anna Slawny. Dan will update the directory and lot map.

Treasurer's Report (Nick Milinovich reporting)

Current balances, as of April 26, are as follows:

- Checking book balance: \$17,056.46.
- Savings/Money Market: \$16,352.89.
- Association dues are relatively current; approximately \$500 is 30 days in arrears, \$75 is 60 days in arrears, there are no delinquencies over 90 days old.

Architectural Control Committee (ACC) Report (George Schick reporting)

- The broken window that was reported several months ago has still not been repaired after 4 letters from the ACC. John and Matt visited the homeowner in February, who promised to have it fixed within two weeks. As of April 26, nothing had been done. John, Matt, and Dan will visit the homeowner again.
- The mailbox that was out of compliance has been fixed.
- The ACC has completed a survey of lampposts and bulbs. 41 fixtures have non-compliant bulbs; other fixtures are non-compliant for other reasons, (not operating, Chimneys, wrong lantern, etc.) 1 owner was given a new bulb but has not yet installed it. The Board will procure enough bulbs to replace all the non-compliant ones.
- The ACC will research an acceptable replacement lantern-style head for lampposts that need one.

Environmental Control Committee (ECC) Report (Matt McCarroll reporting)

- The ECC has met twice since the last board meeting, most recently on April 25.
- The newly-proposed Earth Day Cleanup on April 22 was a big success, and showed off the volunteer spirit we have at Lake Brittany! Approximately 15 volunteers, plus children, showed up to clean up branches and debris in the lake and on the common areas and cul-de-sacs.
- The ECC does not plan to rent dumpsters this year; organic debris will be placed behind the tennis courts. This should save approximately \$1,600 to \$2,000 this year.
- Createscapes will install two weed-control mats on the west beach and begin weed control in the next few weeks. Mats can later be moved to the east beach.
- Our workers are back on the job!
- The major project this year will be to shore up an area on the southwest end of the lake that is exhibiting lots of erosion. The board approved the request to procure 22 tons of stone for \$2,600; work will be done by our workers. Stone will be dropped off near Ludington Circle, and manually shuttled down the hill, to avoid the use of heavy machinery. The repair should last many years.
- It was noted that Don Reidy will no longer provide paddle boat storage; the ECC is investigating alternatives. A single source for boat storage is desired, to avoid multiple vehicles removing and replacing boats.
- The proposal to stripe one or two pickle ball courts on the tennis courts, and a cost of \$475 to \$884, is dated May 2016. John Jaeger will follow up to see if the contractor will still offer those prices; the board will discuss at the next meeting.
- Water testing of the lake is planned for approximately May 15 and August 15, 1-2 weeks ahead of the major holidays.
- The next ECC meeting is scheduled for June 12.

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Old Business

- The patching of the tennis court cracks with polymeric sand has been disappointing; more work is needed.
- It has been announced that the new Muskego Middle School will use city water, not its own well, which could have affected our lake level.
- Some progress has been made as a result of the email sent out on March 8 concerning "Covenants regarding Trash Containers." Our covenants require that trash containers shall be "concealed from view of neighboring residences, common areas and streets." Please comply with this requirement out of courtesy for your neighbors. The board does not want to act as a police force, but letters will be sent to offenders.

New Business

- Approximately two weeks ago, several teenagers were observed trespassing on our common areas and fishing. They were confronted by homeowners on several occasions, and have not returned recently. Dealing with trespassers is the responsibility of all homeowners to maintain the value of our property. The memo from 2014 on dealing with trespassers is appended to these minutes.

Next Board Meeting Date – June 14, at George Schick's.

Adjourn – The meeting adjourned at 7:40 pm.

2016-2017 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
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Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

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.

Lake Brittany Homeowners Association Board Meeting Minutes

June 14, 2017

The meeting was held at George Schick's, starting at 6:31 pm. John Jaeger, Matt McCarroll, George Schick, Nick Milinovich, Nick Musolf and Pat Boyer were present. Dan Natchek was excused.

Secretary's Report (Dan Natchek reporting via e-mail.)

- The minutes from the April 26, 2017 Board Meeting were approved unanimously.
- One last reminder will be sent from Secretary@lakebrittany.com to ask homeowners if they are receiving e-mail blasts from the new website, Secretary@LakeBrittany.net. The old website license expires soon.

Treasurer's Report (Nick Milinovich reporting)

Current balances, as of June 14, are as follows:

- Savings/Money Market: \$16,356.99.
- Checking book balance: \$11,832.27. Major expenses were \$3,153 for Lake Plant treatment, \$2,725 in Payroll and \$610 for mulch.
- Association dues are relatively current as there are no delinquencies over 180 days old.

Architectural Control Committee (ACC) Report (George Schick reporting)

- The broken window - has still not been repaired. A registered letter will be sent to the homeowner as well as being personally contacted again.
- The ACC requested modifications for a gazebo. The homeowner instead asked for and had patio plans approved.
- There are still lampposts with mercury vapor bulbs, a technology no longer in production. The Association has LED bulbs of 5K white brightness similar to the mercury bulbs available. Contact George Schick for new bulbs.
- The ACC is still researching an acceptable replacement lantern-style head for lampposts that need one.

Environmental Control Committee (ECC) Report (Matt McCarroll reporting) ECC June 12 Meeting Minutes attached..

- **Weed-Control** – the mats appear to be working, although one mat has slipped some and needs adjusting. The first treatment for plant reduction off the beaches, boat storage and fishing areas was completed on May 25. A second application should be made soon, based on prior years experience.
- **Southwest Erosion Control** – the project will be done in late summer or early Fall when the grounds are not as wet as the transportation of the stone could cause ruts.
- **Boat Storage** - an alternative is still being searched for a firm to service and store boats over the winter.
- **Pickle Ball Lines** – the Board voted unanimously to have lines painted on one of the tennis courts for under \$500.
- **Water Test** - the water was tested around May 19 and the report showed no problems. Will share the reports with homeowners in a separate e-mail.
- The next ECC meeting is scheduled for July 18.

OLD BUSINESS

- **Tennis Court Cracks** – will use up the polymeric sand. Vendors recommend covering the cracks with surface material before the winter to deter water filling the cracks and widening them through the freezing process.
- **Trespassers** – This continues to be an issue with more non-residents seen riding bikes to the lake and fishing. With the new subdivision Belle Chasse off McShane Dr. at Durham Rd. there is an increase in younger people in the area. Please confront suspicious persons on the common grounds with your common grounds/fishing pass and ask the non-residents to present the same. If you do not have your passes contact Pat Boyer to receive new passes.

NEW BUSINESS

- Approximately two weeks ago, several teenagers were observed trespassing on our common areas and fishing. They were confronted by homeowners on several occasions, and have not returned recently. Dealing with trespassers is the responsibility of all homeowners to maintain the value of our property. The memo from 2014 on dealing with trespassers is appended to these minutes.

Next Board Meeting Date – July 19, at Nick Musolf's at 6:00 p.m. (note new time!)

Adjourn – The meeting adjourned at 7:38 pm.

(See next page for Officer contact information)

2016-2017 Lake Brittany Board

Position	Name	Term	Phone	Cell Phone	E-mail
President	John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Nick Milinovich	2019	-	414-881-0169	Nmm74@yahoo.com
At-large	George Schick	2018	529-2619	414-529-2619	theshix2@msn.com
At-large	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

Lake Brittany Homeowners Association Board Meeting Minutes

July 19, 2017

The meeting was held at Dan Natchek's, starting at 6:35 pm. John Jaeger, Matt McCarroll, George Schick, Nick Milinovich, Dan Natchek and Pat Boyer were present. Nick Musolf was excused.

Secretary's Report (Dan Natchek reporting)

- The minutes from the June 14, 2017 Board Meeting were approved unanimously.
- The new website, www.LakeBrittany.net, new email, and Google drive as a common repository of the directory are all up and running with no problems reported.
- Dan will post the Fish Farm License to the website.

Treasurer's Report (Nick Milinovich reporting)

Current balances, as of July 19, are as follows:

- Savings/Money Market: \$16,359.01.
- Checking book balance: \$10,955.61. Major expenses were \$3,088 for the second lake plant treatment, \$1,600 in Payroll, \$475 for painting pickleball lines on one tennis court, \$375 for tax return preparation, \$205 for traffic bond (crushed stone), and \$203 for the new domain, website, and email.
- We have collected \$5,200 in dues; association dues are relatively current as there are only 4 delinquencies over 90 days old.
- When dues were increased last fall, the increase was not communicated to Tudor Oaks (or collected by Nolan Accounting). Nick Milinovich will draft a letter to Tudor Oaks that going forward, their dues (for "mutual use" of our common grounds) will increase from \$300 to \$330 per quarter.

Architectural Control Committee (ACC) Report (George Schick reporting)

- The broken window - has still not been repaired. A registered letter will be sent to the homeowner as well as being personally contacted again.
- The ACC has identified one lantern head for about \$300 as a possible replacement for lamp posts with no or non-conforming heads. This topic will be discussed at the annual meeting.
- 1 patio project was approved by the ACC.
- The Board has received another complaint about trash containers that are not hidden from view, as stipulated in Article VIII, Section 11 of our Covenants. Residents are reminded that trash containers are to be concealed from view of neighboring residences, common areas and streets.

Environmental Control Committee (ECC) Report (Matt McCarroll reporting)

- There was no ECC meeting on July 18 because of scheduling conflicts; the next meeting is set for July 24.
- **Weed-Control** – the mats appear to be working, and feedback has been good. The ECC plans to request budgeting for two additional mats for the east end of the lake. Dave and Brian Vanness are taking responsibility for placing the mats and removing them in the fall. Createscape has completed the second week control application, and is done for the summer.
- **Southwest Erosion Control** – this is the ECC's big project this summer. Ground has already been cleared of undesirable vegetation, ahead of schedule. They are hoping to move up the delivery of the necessary stone (costing about \$2,500); out grounds crew will supply the labor.
- **Boat Storage** - an alternative firm to service and store boats over the winter has been identified, but has not yet been finalized. We will notify all homeowners when the selection is final.
- **Water Test** – a suggestion was made we could reduce the number of water tests a year to 1 instead of 2, since problems are rarely identified with the second test. The Board rejected this suggestion; it felt that 2 tests (just before the big summer holidays) provides additional peace of mind to the homeowners.
- **Tree Survey** – the ECC has hired a consulting arborist to take an inventory of the trees on the common areas and provide recommendations, including a 3-year plan. The arborist was enthusiastic about the diversity of trees on the property, but noted that some areas should be thinned to best showcase the desirable species. The ECC plans to ask for a larger budget (\$2,000 - \$3,000) to improve the diversity and color of trees on our property.

(Continued ...)

- **Tree Removal** – A large limb on a willow tree near the east beach as well as 3 box elders on the south side of the lake near the path are badly damaged, and need to come down immediately. Estimates for this work are being solicited.
- **Ash Tree Treatment** – Many of the ash trees on the property are doing well, thanks to the treatments for emerald ash borer that were applied by Matt McCarroll.
- **Signs** – many of our wooden “No Trespassing” signs need paint and repair. The ECC will investigate the cost of replacing these with composite signs like the large one installed on McShane by the Cambridge Court entrance. If this is deemed too costly, a possible alternative is an “adopt a sign” program, where an individual homeowner would take responsibility for one sign. It was noted that it’s important to have signs visible to discourage trespassers.

OLD BUSINESS

- **Tennis Court Cracks** – our grounds crew will use up existing material to patch the cracks while a better solution is identified.
- **Trespassers** – This continues to be an issue, though it seems to have abated somewhat. Please confront suspicious persons on the common grounds with your common grounds/fishing pass and ask the non-residents to present the same. If you do not have your passes contact Pat Boyer to receive new passes.

NEW BUSINESS

- **Gasoline Motorized Vehicles on Common Areas** – some residents are bringing motorized vehicles (e.g. garden tractors) to the beach and common areas, in violation of rule #4 in the Rules and Regulations. “No motorized vehicles of any sort are allowed on the common areas,” except for medically authorized vehicles.
- **Proposed Development at North Cape and St. Martins Road** – a developer is proposing to build 25 new homes in the land for sale at the southwest corner of North Cape and St. Martins Roads, and is asking the City of Franklin for a variance for the necessary lot size. If approved, this development would abut Lake Brittany property.

Next Board Meeting Date – August 23, at Nick Musolf’s, 6:30 pm.

Adjourn – The meeting adjourned at 7:43 pm.

2016-2017 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
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At-large	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

Lake Brittany Homeowners Association Board Meeting Minutes DRAFT

August 23, 2017

The meeting was held at Nick Musolf's, starting at 6:32 pm. Nick Musolf, John Jaeger, Matt McCarroll, George Schick, Nick Milinovich, and Dan Natchek were present. Pat Boyer was excused.

Secretary's Report (Dan Natchek reporting)

- The minutes from the July 19, 2017 Board Meeting were approved unanimously.
- "Blast" emails should be used only for Association-wide announcements and notifications; they should not be used to "advertise" an individual homeowner's events or products (e.g. a house for sale).

Treasurer's Report (Nick Milinovich reporting)

- Current balances, as of August 23, are as follows: Savings/Money Market: \$16,3612.09; Checking book balance: \$7,191.80.
- We have collected \$2,235 in dues; association dues continue to be relatively current.
- Major expenses were \$3,312 for stone, \$2,197 for payroll, \$303 for gasoline, and \$250 for rental of a skidster to assist in repair of the erosion at the southwest end of the lake.
- Nick Milinovich has sent a letter to Tudor Oaks that going forward, their dues (for "mutual use" of our common grounds) will increase from \$300 to \$330 per quarter.

Architectural Control Committee (ACC) Report (George Schick reporting)

- The broken window - has still not been repaired. A registered letter will be sent to the homeowner as well as being personally contacted again. The ACC will follow up quarterly until this is resolved.
- The ACC has identified two lantern heads for about \$300 as possible replacements for lamp posts with no or non-conforming heads. The board may buy one for evaluation, and discuss this topic at the annual meeting.
- 1 remodel and addition project was approved by the ACC.
- The ACC has requested to include in the meeting minutes a reminder to homeowners of the provisions of Article VIII, Section 4 of the Covenants regarding the parking of commercial vehicles, containers, trailers etc. in driveways:
Section 4. Use. The following standards and specifications shall be followed by all owners with regard to the use and design of residences. (a) No trailer, snowmobile, motorcycle, personal watercraft, boats, campers, buses, motor homes, recreational vehicles or unsightly car (as determined by the architectural control committee) may be parked on the premises outside. No dumpsters, storage containers (e.g. PODS), truck or trucks may be parked on the premises outside other than for the delivery or removal of materials or merchandise, except during construction or remodeling periods for a maximum of 4 months. The ACC, in its sole discretion, may permit the regular overnight parking of one or more private passenger vehicles, defined as an automobile, pick up truck, and or van which are fully licensed and operable and is in use as a private vehicle. A private passenger vehicle does not include any vehicle that contains any signage indicating that it is used for business purposes, nor does it include any truck or van used for trade or business purposes, including but not limited to a contractor's vehicle or a delivery vehicle. ... Trash, garbage and other waste shall be kept in sanitary containers which shall be properly screened from view.

Environmental Control Committee (ECC) Report (Matt McCarroll reporting)

- **Weed-Control** –The weed control mats continue to work well. The ECC will request budgeting in 2018 for two additional mats for the east end of the lake, and will procure them ourselves for about \$300 each, rather than buying them through Createscapes for \$500 each.
- **Southwest Erosion Control** – The job is complete; we are waiting on the labor cost.
- **Boat Storage** – The ECC has identified a source for winter storage of the paddle boats on the lake. Boats will be picked up and delivered to the west beach to simplify the process and reduce traffic. This will be discussed at the annual meeting. This same source can store the larger pontoon boats if we can provide the trailer to transport. If anyone knows of such a trailer please contact Dave Vanness.
- **Tree Survey** – The consulting arborist has completed the survey of trees around the lake; a survey of the trees in the cul-de-sacs is still pending.

(Continued ...)

- **Tree Removal** – The damaged limb on the willow tree near the east beach has been removed, at a cost of \$650 and within 2-3 days of the request; this was done by the bidder who bid the lowest cost and quickest turn-around. One infected ash tree in the Essex Court cul-de-sac has been removed in-house; 3 box elders on the south-east side of the lake will also be removed in-house.
- **Signs** – Lucy Spoerk has “adopted” and painted two of the No Trespassing signs on the property; John Jaeger will send a letter of thanks. In general, this is another example of the prevalence of a strong volunteer spirit here at Lake Brittany. A fall clean-up of the lake and common areas, like the successful spring clean-up, is under discussion.
- **Invasive Species** – Invasive purple loosestrife has been identified around the lake; removal is planned for this fall.

OLD BUSINESS

- **Tennis Court Cracks** – Patching efforts have not been satisfactory to date; we will use up the material we have and revisit the issue in the spring.

NEW BUSINESS

- **Sergeant-at-Arms Proposal** – A proposal to appoint a formal “Sergeant-at-Arms” to monitor and enforce lake usage and trespassing was considered, but will not be enacted; John Jaeger will respond. All homeowners are reminded that we are *all* responsible for enforcing the rules.
- **Complaint – Clothes Lines** – This appears to have stemmed from a neighbor drying laundry in violation of Article VII, 11 of the Covenants: “All clotheslines, equipment, garbage cans, wood piles, or storage piles shall be concealed from view of neighboring residence ...”. This seems to be a one-time aberration, due to the neighbor’s unexpectedly broken dryer, and is not expected to recur. No action was deemed necessary. (Note that the Covenants do not prohibit drying laundry outside, but only stipulate that it must not be in view by the neighbors.)
- **Annual Meeting Date** – The Annual Meeting of the Lake Brittany Homeowners’ Association is scheduled for October 24, 2017, at 6:30pm, at Tudor Oaks. Two Board positions are up for election, and a number of other topics detailed in these minutes are up for discussion.
- **2018 Budget** – This will be discussed at the next board meeting.
- **New Fishing Passes** – New fishing/common area passes will be issued to all homeowners; this is in part due to the presumption that some older passes may have been given to those no longer entitled to them. Dan Natchek will assist Pat Boyer with the design.

Next Board Meeting Date – September 27, 6:30 pm, at Pat Boyer’s. A second board meeting is scheduled for October 11 at John Jaeger’s, to finalize the agenda for the Annual Meeting.

Adjourn – The meeting adjourned at 7:56 pm.

2016-2017 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Nick Milinovich	2019	-	414-881-0169	nickmilinovich@gmail.com*
At-large	George Schick	2018	529-2619	414-529-2619	theshix2@msn.com
At-large	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

* Please note updated email address for Nick Milinovich

Lake Brittany Homeowners Association Board Meeting Minutes

September 27, 2017

The meeting was held at Nick Milinovich's, starting at 6:31 pm. Nick Milinovich, Nick Musolf, John Jaeger, Matt McCarroll, George Schick, and Dan Natchek were present. Pat Boyer was excused.

New Business

- **Boat Storage Proposal** – Donn Robbins presented a proposal from the ECC to allow (for a fee) boat storage on the common grounds on east and west designated storage areas over the winter (boat storage areas). The board rejected the proposal. Concerns were limiting access to the lake, aesthetics, administration, and labor, as well as the fact that this would benefit a relatively small number of homeowners, not the entire association. The board has identified an alternative option for winter storage now that Don Reidy can no longer provide that service, as well as an additional storage cost comparison from a local marine dealer. An email will be sent out the week of October 2 summarizing removal and storage costs and procedure.

Secretary's Report (Dan Natchek reporting)

- The minutes from the August 23, 2017 Board Meeting were approved unanimously.
- A design for new Common Ground/Fishing passes was approved with some suggestions, including dating the passes 2018-2019. Dan Natchek will make the changes and get new passes produced.
- There is a new page on the website (under the news and activities page), featuring some photos that have been contributed recently.

Treasurer's Report (Nick Milinovich reporting)

- Current balances, as of September 26, are as follows: Savings/Money Market: \$16,3614.17; Checking book balance: \$ 3,018.54.
- We have collected \$877.5 in dues; association dues continue to be relatively current. 1 owner is 4 quarters in arrears, 1 owner is 5 quarters behind. This may have been exaggerated somewhat due to the timing of the report.
- Major expenses since the last Board meeting: Payroll \$2,619.66, Createscapes extra treatment \$750.27, lawn mower repair \$708.42, timbers and bricks for wall \$542.91. NOTE: Because of a vacation of the Nolan Accounting's Accounts Receivable person, our dues may be deposited a little later in October than normally expected. The auto payments should be on time.

Architectural Control Committee (ACC) Report (George Schick reporting)

- A registered letter will be sent to the owner who has not yet repaired a broken window after multiple notices.
- A letter will be sent to a homeowner whose pool and fence require repair.
- A property with undesirable plantings is under ACC review.
- Replacement lantern heads for lamp posts are under review.
- Replacement bulbs for lamp posts are available at no cost; contact George Schick.

Environmental Control Committee (ECC) Report (Matt McCarroll reporting)

- **Weed-Control** – 2018 is the second year of a two-year contract with Createscapes; the ECC has been proactive in arranging weed control. One additional application was added this year, and the results have been good. Invasive purple loosestrife still needs to be sprayed.
- **Tree Survey** – We have received a detailed report from Talaska Tree Care, and a 1 ½ hour walk through with the arborist. The report that:
 - The original landscape was well designed and implemented.
 - The trees selected were diverse, unique, and "well ahead of its time."
 - The trees have been well maintained.

The survey identified only 9 trees that need attention "now" due to decay or structural defects; these will be removed with in-house labor. 11 trees were identified as needing attention "soon" due to Emerald Ash Borer or fungal needle disease. Additional trees were identified as needing attention "later" – routine structural, clearance, or safety pruning. It was noted that leaves from the trees surrounding the lake are not a significant cause of weed growth.

The results of the survey were better than the ECC expected. The ECC considers this money well spent, and will likely recommend a re-visit every 2-3 years.

(Continued ...)

- **Picnic Tables** – The board will review adding picnic tables to the budget at the next meeting.
- **Rocks** – The excess rocks that were brought in for erosion control at the southwest corner of the lake will be moved to the edge of the woods and saved for use as needed.

OLD BUSINESS

- **Tennis Court Cracks** – Patching efforts have not been satisfactory to date; we will use up the material we have and revisit the issue in the spring.
- **2018 Budget Review** – This will be discussed at the next board meeting. It was noted that we did experience a hydraulic breakdown of our lawn mower this summer, but the mower itself is in good shape.
- **Annual Meeting** – John Jaeger presented a preliminary agenda, which will be finalized at the next board meeting. 2 board terms expire this year – John Jaeger's and Dan Natchek's.

NEW BUSINESS

- **Goose Round-up with Lake Lore and West Lake** – This will be discussed in the spring, if an equitable cost-sharing solution is proposed.

Next Board Meeting Date – October 11, 6:30 pm at John Jaeger's, to finalize the agenda for the Annual Meeting.

Adjourn – The meeting adjourned at 8:15 pm.

Save the Date – Lake Brittany Homeowners' Association Annual Meeting
Tuesday, October 24, 2017
Tudor Oaks Olive Wood Theater

2016-2017 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2017	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Nick Milinovich	2019	-	414-881-0169	nickmilinovich@gmail.com *
At-large	George Schick	2018	529-2619	414-529-2619	theshix2@msn.com
At-large	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

* Please note updated email address for Nick Milinovich

Lake Brittany Homeowners Association Board Meeting Minutes October 11, 2017

The meeting was held at John Jaeger's, starting at 6:57 pm. Nick Milinovich, Nick Musolf, John Jaeger, Matt McCarroll, George Schick, Pat Boyer, and Dan Natchek were present.

Secretary's Report (Dan Natchek reporting)

- The minutes from the September 27, 2017 Board Meeting were approved unanimously.
- The revised design for new Common Ground/Fishing passes was approved. Dan will get these produced.
- The Nominating Committee (John Jaeger and Dan Natchek) has accepted nominations for Steve Fabry and Dan Natchek to fill the two open board positions at the Annual Meeting.
- Dan will send an email blast to all homeowners, with a reminder of the annual meeting date (October 24), and include an updated proxy form and nomination form.
- Dan will provide copies of the current directory, minutes of the 2016 Annual Meeting, as well as ballots, pencils, and a sign-in sheet for the 2017 Annual Meeting.

Treasurer's Report (Nick Milinovich reporting)

- Current balances, as of September 30, are as follows: Savings/Money Market: \$16,365.19; Checking: \$ 3,018.54.
- Receivables are "creeping:" 1 homeowner is 5 quarters behind on dues; 1 is 4 quarters behind; a few others are 2-3 quarters behind. Letters will be sent to the homeowners.

Architectural Control Committee (ACC) Report (George Schick reporting)

- A registered letter has been sent to the owner who has not yet repaired a broken window after multiple notices; no response has been received.
- A letter has been sent to a homeowner whose pool and fence require repair; some activity has been noticed, but no response has been received.
- A letter has been sent to the homeowner who has undesirable plantings in front yard; no response has yet been received.
- George Schick will have replacement bulbs for lamp posts are available at the annual meeting.

Environmental Control Committee (ECC) Report (Matt McCarroll reporting)

- The ECC has not met since the last board meeting on September 27.
- **Tree Survey** – Copies of the detailed report from Talaska Tree Care will be available at the Annual Meeting (and have been posted to the website, on the Lake Information page).
- **Picnic Tables** – The board has added \$600 for picnic tables to the 2018 budget. Specific tables are being investigated.
- **Rocks** – The excess rocks that were brought in for erosion control at the southwest corner have been distributed to where they are needed.

Old Business

- **Winter Boat Storage** – An email will be sent to all homeowners summarizing three alternatives for boat removal and storage. This is done as a courtesy to the boat owners; it is not the responsibility of the board to provide storage. Boat owners must arrange for the removal and storage of their boats by December 1.
- **2018 Budget Review** – The 2018 proposed budget was reviewed, and will be presented at the Annual Meeting.

Annual Meeting Agenda

- **Agenda** – The board reviewed the agenda for the Annual Meeting to be held on October 24, and assigned responsibility for the reports to be presented.
- **Elections** – Two board terms expire this year, John Jaeger's, and Dan Natchek's. As noted above, Steve Fabry and Dan Natchek have submitted their names for election; additional nominations can be made at Annual Meeting, or sent to Dan Natchek in advance of the meeting.

New Business

- **None**

(Continued ...)

Next Board Meeting Date – Tentatively scheduled for Wednesday, November 15, 6:30 pm at Pat Boyer's. The date will be reviewed with the newly elected board members, and adjusted if necessary.

Adjourn – The meeting adjourned at 8:25 pm.

Save the Date – Lake Brittany Homeowners' Association Annual Meeting
Tuesday, October 24, 2017, 6:30 pm
Tudor Oaks Olive Wood Theater

2016-2017 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	John Jaeger	2017	427-0181	414-491-9748	jtjclaud@wi.rr.com
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