

Lake Brittany Homeowners Association Board Meeting Minutes

November 15, 2017

The meeting was held at Pat Boyer's, starting at 7:59 pm. (The start of the meeting was delayed because not all Board members could be present at 6:30) Nick Milinovich, Nick Musolf, Steve Fabry, Matt McCarroll, George Schick, Pat Boyer, and Dan Natchek were present.

Prior to the start of the meeting, the Board members present listened to 5 homeowners re-iterate their insistence that we repeal Rule 23, and allow boat storage on the common grounds over the winter. The homeowners were Dave Vanness, Donn Robbins, Greg Rizzo, Jill Jeka, and John Ruszkiewicz, and the discussion lasted about an hour. Their position was largely to repeat the earlier arguments, adding concern over invasive species. They felt that the petition presented at the Annual Meeting did effectively repeal Rule 23, but we could find no provision in the Covenants or By-Laws that authorized such an action; the only provision in our documents is that the Board is responsible for making or amending the rules. They were informed that Rule 23 remains in place.

Secretary's Report (Dan Natchek reporting)

- The minutes from the October 11, 2017 Board Meeting were approved unanimously.

Appointment of Officers By consensus, the following officers were named for 2017-2018:

- President – Nick Musolf
- Vice-President and ECC liaison – Matt McCarroll
- Treasurer – Nick Milinovich
- Secretary – Dan Natchek
- At-large member, and ACC Liaison – George Schick
- At-large member – Steve Fabry

New Business

- Dave Vanness' resignation from the ECC was accepted unanimously.
- A complaint was received from a homeowner regarding apparent violations of Rules, By-Laws, or Covenants by several other owners. Dan Natchek will draft a letter template for approval by the Board to be sent to the owners in violation.

Old Business

- ***Fishing Passes*** – The new fishing/common grounds passes have been distributed to 47 homeowners, either at the Annual Meeting or via US Mail. The remaining passes will be dispersed among the 6 Board members and Pat Boyer for distribution.
- ***Winter Boat Storage*** – The Board agreed to publish the names of those who had volunteered in response to our email solicitation of folks to form an ad-hoc committee to review winter boat storage options. It was agreed to publish the list of everyone who volunteered, with a reminder of the role of the committee, as noted in the request for volunteers: *"to discuss the issues, identify alternatives, and come up with comprehensive proposals for presentation to the board and homeowners. The committee should include representatives of all points of view, and any proposals should include a clear statement of its pros and cons, to be distributed in writing to all homeowners for comment."*
- ***Boat Removal*** – The available Board members will meet at the east beach on Saturday, December 2, at 10:00 am to walk the lake to identify any boats that have not been removed.

Next Board Meeting Date – Tentatively scheduled for Tuesday, December 5, 6:30 pm, at Nick Musolf's home.

Adjourn – The meeting adjourned at 9:11 pm.

(Continued ...)

2017-2018 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2020	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	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

Lake Brittany Homeowners Association Board Meeting Minutes

April 9, 2018

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

Secretary's Report (Dan Natchek reporting)

- The minutes from the November 15, 2017 Board Meeting were approved unanimously.
- Dan presented a letter template to be used, if necessary, to inform owners of reported non-compliance with Covenants, By-Laws, or Rules.

Treasurer's Report (Nick Milinovich and Pat Boyer reporting)

- Current balances are as follows, as of March 31: Checking book balance: \$10,746.26; Savings/Money Market: \$16,377.44.
- Pat gave the new Fish Farm license to Dan to scan and post to the website; the hardcopy license will be posted in the maintenance shed.
- Receivables (homeowners dues) are trending good, but there is 1 homeowner that is 4 quarters in arrears, and 2 that are 5 quarters behind; these owners will be contacted.
- Homeowners that would like to sign up for automatic payment of their dues should contact Lisa Napieralski at Nolan Accounting, lnapieralski@nolanaccounting.com, (414) 425-5690.

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

- The ACC has approved 3 projects since the last meeting: an exterior update that basically maintains the same appearance; an update of an existing 3-season room; and some concrete work.

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

- The ECC met on April 4 in what was described as a good meeting. They began working through their running list of "to-do's." Upcoming projects include weed-control mats for the east beach, new life rings for the south and north areas, and more rocks for ongoing erosion control.
- A "Fishing Area" sign was removed without authorization (or may have simply broken). It was found in the lake. The sign will be replaced. Residents are reminded that, while fishing is allowed anywhere on the lake except for the beaches and boat storage areas, the designated fishing areas are specifically treated to facilitate fishing from the shore – the lake is treated for weeds and shoreline vegetation is trimmed to provide easy access. (Also note that this was incorrectly identified as a "No Fishing" sign in the ECC minutes.)
- Pete Walechka and Mike Dolata are spearheading another volunteer clean-up day for Saturday, April 28, at 8:00 am. There has been a great turnout for this event in the last two years, and we'd like to keep it going! The Secretary will send out reminders by email.
- Free firewood is available near the shed. Please do not drive; bring your wheelbarrows!
- Tentative dates for the annual Aquatic Weed Control applications are May 9 and May 23. Please note that these are tentative dates, as the weather may require rescheduling these applications.
- The next ECC meeting is scheduled for May 2.

Old Business

- **Fishing Passes** – The new fishing/common grounds passes have been distributed to all homeowners.
- **Boat Removal** – Thanks to everyone for voluntarily complying with the rule regarding removal of boats from the common areas.
- **Winter Boat Storage** – The Board will reach out to Dick Randa on the ad-hoc boat storage committee for an update.

New Business

- The Board approved a request by the ECC for \$1,400 to improve the plantings in the 7 cul-de-sacs in the subdivision. All but \$150 had already been budgeted for this project. Plantings will likely be a mix of perennial and annual flowers. The ECC will be asking neighbors to water the new plantings.

(Continued ...)

- Pat Boyer announced that he would like to “ease out” of the position as Association Manager. Pat is preparing a job description for the position. Any homeowners interested in assuming this role should contact a member of the Board. The Board agreed that it would prefer a resident (for a small stipend), rather than a paid external manager.
- The Board was reminded of the provisions of Article VI, Section 1 of the Covenants, which states, in part:

“...The Board of Directors of the association shall appoint an Architectural Control Committee (ACC) and an Environmental Control Committee (ECC) each composed of three voting members. ... All committee members will serve at the pleasure of the board.”

Accordingly, the Board appointed the following voting committee members, subject to their willingness to serve:

- ACC: John Ruszkeiwicz, George Schick, and Jim Stencel
- ECC: Mike Dolata, Pete Walechka, and Matt McCarroll

Next Board Meeting Date – Monday, May 14, 6:30 pm, at Matt McCarroll’s home.

Adjourn – The meeting adjourned at 8:38 pm.

2017-2018 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2020	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	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

Lake Brittany Homeowners Association Board Meeting Minutes

May 14, 2018

The meeting was held at the Muskego Public Library, to accommodate a presentation prior to the meeting by a number of members of the Winter Boat Storage committee. Committee members present were Dick Randa, Paul Joyce, Mike Dolata, Jane Rizzo, John Ruszkiewicz, Dave and Donna Vanness, Bonnie Dominski, and Carol Robbins. Board members present were Nick Milinovich, Nick Musolf, Steve Fabry, Matt McCarroll, George Schick, and Dan Natchek, and manager Pat Boyer.

The Board thanked the committee members for the extensive work that was put into the report. Following the presentation of the committee's report by Dick Randa, there was a question-and-answer session between the Board and committee members. After that, the committee members left, and the formal Board Meeting was called to order at 7:43.

Secretary's Report (Dan Natchek reporting)

- The minutes from the April 9, 2018 Board Meeting were approved unanimously.

Treasurer's Report (Pat Boyer reporting)

- Current balances are as follows: Checking book balance: \$17,131.61; Savings/Money Market: \$16,379.46.
- Pat has prepared a letter that he will send to 2 homeowners whose association dues are 5 quarters in arrears, and 1 owner who is 4 quarters in arrears.
- The letter will remind the homeowners that they can sign up for automatic payment of their dues by contacting Lisa Napieralski at Nolan Accounting, lnapieralski@nolanaccounting.com, (414) 425-5690.

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

- The ACC has approved 4 projects since the last meeting: 2 exterior remodeling projects, 1 railing, and one back deck addition.

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

- The ECC met on May 3 at Pete Walechka's home.
- Weed mats have been ordered for the east beach.
- A new volleyball net has been purchased and will be installed.
- 2 new life rings have been ordered for the north and south stations; Mike Dolata will install.
- Traffic bond gravel has been ordered, and the workers will begin repairing the path.
- Sand has been ordered for the east beach; need for sand for the west beach will be evaluated as the season progresses.
- Work on new plantings for the cul-de-sacs is progressing nicely.
- An old cable sticking in the mud near the north fishing area has been fixed.
- We have a new provider for water testing, as the previous provider no longer tests for e-coli. Mike Dolata will perform the sample collections.
- Aquatic weed treatments are *tentatively* scheduled for May 17 and May 31, weather permitting.

Old Business

- **Winter Boat Storage** – The Board will formulate their questions and concerns regarding the proposal for winter boat storage on the common areas. Nick Musolf will consolidate the Board members' questions and send them to Dick Randa by May 28. We would like to have the final proposal available by July 1 to release to all the homeowners for comment. We currently plan to post the complete proposal on the Lake Brittany website, with an (e)mail notification to the homeowners.

New Business

- The Board is aware of drainage issues at the culvert by the foot bridge and will investigate and repair.

Next Board Meeting Date – Wednesday, June 20, at Steve Fabry's home.

Adjourn – The meeting adjourned at 8:24 pm.

Lake Brittany Homeowners Association Board Meeting Minutes

June 20, 2018

The meeting was held at Steve Fabry's, called to order at 6:32 pm. Present were Nick Milinovich, Nick Musolf, Steve Fabry, Matt McCarroll, George Schick, and Dan Natchek; Pat Boyer was excused.

Secretary's Report (Dan Natchek reporting)

- The minutes from the May 14, 2018 Board Meeting were corrected to fix two typographical errors and approved unanimously.

Treasurer's Report (Pat Boyer reporting via email)

- Current balances are as follows: Checking account balance, as of June 19: \$12,270.52; Savings/Money Market: \$16,381.55, as of May 31.
- Major expenditures since the beginning of the year:
 - \$5,202.45 - Createscapes for 2 lake treatments - (earlier than last year)
 - \$3,386.80 - Payroll through 5/30/18
 - \$1,656.02 - Picnic tables
 - \$ 523.89 - Lake Bottom Mats
 - \$ 644.16 - Traffic Bond and Beach Sand (for the east beach; does not include sand that has been ordered for the west beach)
- Of the 3 homeowners whose association dues were four quarters or more in arrears, one was brought up to date. The board will initiate the process of placing liens against the other two.
- Reminder: homeowners can sign up for automatic payment of their dues by contacting Lisa Napieralski at Nolan Accounting, lnapieralski@nolanaccounting.com, (414) 425-5690.

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

- Nothing to report.

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

- The ECC met on June 6, 2018 at the LBHA shed.
- Review and discussion about sand for west beach resulted in approval for a sand delivery. McCarroll to order.
- Review of in progress path improvement. All the traffic bond has been used.
- Cul-de-sac Project update. Beds are mostly prepared for plantings. Stumps were ground on Essex and Stratford Courts. Work will continue.
- Work list for June was completed.
- Additional stumps were identified for future grinding.
- We agreed to continue to monitor rainfall and lake levels, including periodically checking the outflow.
- Next meeting tentatively scheduled for 6pm July 10 at the shed.

Old Business

- **Winter Boat Storage** – The board reviewed the response we received in response to questions and comments submitted to the Winter Boat Storage Committee's report. We felt that the response did not adequately address our concerns. Several alternatives were discussed, but it was subsequently decided that we would reply to the committee and give them another chance to address our concerns before posting the report on the website for comment. Dan Natchek will draft a short history and explanation of the process to accompany the report when it is posted.
- **Unpaid Dues** – Nick Musolf and Matt McCarroll will meet with one of the homeowners whose dues are unpaid, to discuss reasons for non-payment.

New Business

- A complaint was received from a homeowner, alleging that shrub and weed control around the lake "seems to have [been] discontinued in order to make cul de sacs attractive." Matt McCarroll explained that maintenance is done on a regular schedule, and that the cul-de-sac project has been scheduled for some time. It is not being done at the expense of regular maintenance of the lake area. Nick Musolf will respond.

- A homeowner suggested that the board investigate drainage solutions for low area near east beach and playground. Apparently, this had been discussed in the past, but it was determined that there was no affordable, acceptable solution.
- Dan Natchek raised a concern that with opening in the fall of the new middle school on North Cape Road, traffic on McShane will be significantly increased. The concern is that the intersection of McShane and Coventry, which already has limited visibility due to the hill, will become even more hazardous. Dan Natchek will contact our Alderman to explore the possibility of a warning sign on McShane.
- A homeowner suggested that the board facilitate a “group rate” for tree removal on private property. The board felt that this is not a responsibility of the board.
- A homeowner suggested that Lake Brittany acquire a moveable basketball hoop to add to the tennis courts. The board felt that this was a great idea because it would expand use of the tennis courts. Nick Musolf will investigate.

Next Board Meeting Date – The next Board Meeting is scheduled for August 15, 6:30 pm, at the Natcheks.

Adjourn – The meeting adjourned at 8:01 pm.

2017-2018 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2020	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	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

Lake Brittany Homeowners Association Board Meeting Minutes

August 15, 2018

The meeting was held at Dan Natchek's, called to order at 6:31 pm. Present were Nick Milinovich, Nick Musolf, Steve Fabry, Matt McCarroll, George Schick, Pat Boyer and Dan Natchek. Jane Rizzo and Donna Vanness were present as observers.

Secretary's Report (Dan Natchek reporting)

- The minutes of the June 20, 2018 Board Meeting, having been previously approved via email, were unanimously accepted.

Treasurer's Report (Nick Milinovich and Pat Boyer reporting)

- 2 homeowners are significantly behind in their association dues, based on a report dated July 1, 2018. The homeowners had been contacted previously. Due to the age of the report, Nick will re-check their status.
- Current book balances are as follows: Checking account balance: \$8,421.94; Savings/Money Market: \$16,335.69.
- Major expenditures since the June Board meeting:
 - \$4,303.55 – Payroll
 - \$815.29 – Gas, supplies
 - \$445.00 – Life rings, new homeowner gifts

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

- One homeowner had asked if a survey was necessary for a planned retaining wall replacement project. Matt McCarroll noted that there are PVC pipes that mark the corners of our lots. No plans have yet been submitted, but it does not appear that it will impinge on either common areas or the neighboring lot.
- The ACC recognizes the need to approve a replacement lamp post head and will do so soon.

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

- **Tennis Court Nets** – Nets are aging, and one shows bare cable, a possible hazard. The Board approved a request from the ECC for \$750 to have a contractor install new nets.
- **Cul-de-sacs** – We have 53 homes located on our 9 cul-de-sacs. Though originally planned for last spring, the project to plant perennial flowers in the cul-de-sacs was delayed until August, which resulted in a savings of about \$400 – the ECC purchased \$1,400 worth of plants for about \$1,000 due to the lateness of the season. Flowers were planted last weekend (August 11-12); they are self-propagating and should fill in the areas in 2 years. Volunteers were solicited to water the plantings until they become well-established; thanks to the following homeowners: Stencil, Musolf, Dolata, Natchek, Fabry, Joyce, Bohmann, Bowser, Boyer, Katz, Jaeger, and Rizzo. If you're not on the list and can water the new plantings if they look dry, thank you!
- **Maintenance** – The ECC has been removing invasive willow saplings around the lake, along with buckthorn, hackberry and privet.
- **Steps on the North Side** – The steps on the north side of the lake have been redone, using timbers left over from last year. The only expense was labor.
- **Water Testing** – Mike Dolata will collect water samples for testing prior to the Labor Day holiday.

Old Business

- **Winter Boat Storage** – After three weeks of receiving comments on the report of the ad-hoc Winter Boat Storage Committee, the Lake Brittany Board of Directors agreed that there was insufficient support from the homeowners for the committee's recommended option (allow winter boat storage on the boat storage areas for a fee). The Board rejected the proposal to allow winter boat storage on the common grounds. As a result, Rule 23, requiring removal of boats from the common areas by December 1, will remain in force. Thanks to the committee for their detailed report, and to all the homeowners who provided their thoughtful comments.
- **McShane Traffic Concerns** – Dan Natchek raised a concern at the last meeting that when the new middle school on North Cape Road opens, traffic will increase on McShane Drive, and the intersections (particularly the intersection of Coventry and McShane) will become even more hazardous. Lucy Spoerk contacted Dan and noted that she had raised a similar concern in previous years; she was told that Muskego considered this one of the most dangerous intersections and proposed to lower the hill that obscures the view of traffic at that intersection. Dan will contact our Alderman to inquire about the possibility of a warning sign or speed indicator, though for the Coventry intersection, the sign would have to be in Franklin.

- **Annual Meeting** – Pat Boyer will check with Tudor Oaks about using their Olive Wood Theater for our Association’s annual meeting. Meetings are usual scheduled around October 22-24. The date will be announced as soon as it is finalized.
- **Basketball Hoop** – The ECC will investigate options for providing a moveable basketball hoop for the tennis courts for inclusion in next year’s budget. Cost is estimated to be \$800 - \$1,000.

New Business

- **Beaches** – A complaint was received from a homeowner that with increased usage, the beaches are sometimes left littered with trash or toys. The ECC will provide rakes at each beach to facilitate cleanup; the Board asks for your cooperation in cleaning up after yourselves or your guests.
- **Vegetation** – A complaint was received from a homeowner about overgrown vegetation on the west end of the lake, noting that this was not as well-maintained as the east end. The same complaint also noted the increase in algae growth. Matt McCarroll will respond to the homeowner, but he did note that the increased algae bloom was partly due to weed treatment in the spring. The two treatments were completed in the recommended time window (10-14 days). This provided improved weed control; the downside is that the decomposing weeds increased the algae.
- **Purple Loosestrife** – George Schick noted that this invasive plant is back. George will mark the location with paint and the ECC will remove.
- **Weed Control** – One of our workers conducted a test of “manual” weed control by raking weeds out of the lake. This was found to be very effective. The ECC will determine a recommended schedule and continue to have our workers rake the weeds. The 4 weed control mats that the Association owns were also found to be very effective.

Next Board Meeting Date – The next Board Meeting is scheduled for September 12, 6:30 pm, at George Schick’s.

Adjourn – The meeting adjourned at 7:21 pm.

2017-2018 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Nick Musolf	2018	-	414-788-2749	nickm@jmbrennan.com
Vice-President	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Secretary	Dan Natchek	2020	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	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Manager	Pat Boyer		529-0410	414-305-0447	BoyerLBGA@att.net

Lake Brittany Homeowners Association Board Meeting Minutes

September 12, 2018

The meeting was held at the Muskego Public Library, called to order at 6:31 pm. Present were Nick Milinovich, Nick Musolf, Steve Fabry, Matt McCarroll, George Schick, Pat Boyer and Dan Natchek. Donna Vanness, who had asked to be placed on the agenda, and another homeowner were also present.

Secretary's Report (Dan Natchek reporting)

- The minutes of the August 15, 2018 Board Meeting, having been previously approved via email, were unanimously accepted.

Treasurer's Report (Nick Milinovich and Pat Boyer reporting)

- Current book balances are as follows: Savings/Money Market: \$16,387.75; Checking account balance: \$5,053.95. Last year at this time the Checking balance was just over \$3,000.
- Major expenditures since the June Board meeting:
 - \$2,226.51 – Payroll
 - \$1,237.86 – Flowers, gas, supplies
 - \$395.00 – Tax return preparation
- 2 homeowners are still significantly behind in their association dues. Pat will begin the lien process.

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

- The ACC has tentatively identified a replacement lamp post head, but has not yet seen the actual item. It is considering the Craftsman CZ25505 "Straight Glass" Post Light, available at BBC Lighting and Ferguson Supply.

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

- **Tennis Court Nets** – New nets have been installed by a contractor for \$750. Old nets were estimated to be 7 years old.
- **Water Testing** – Lake water testing has been completed prior to the Labor Day holiday, and no significant level of e-coli was found. Thanks to Mike Dolata for collecting the water samples. The ECC plans to maintain the "holiday schedule" of testing the lake just prior to the Memorial Day and Labor Day holidays.
- **Boat Storage** – It was noted that winter boat storage is available from the same contractor as last year.
- **Cul-de-sacs** – The flower planting in the *cul-de-sacs* went well. Only 1 plant out of the 240 planted died and was replaced using plants that had been reserved for that purpose. Please continue to water if the plants look dry.
- **Steps on the North Side** – The ECC has examined the steps on the north side after one homeowner reported a fall; they did not see any problem with the steps.
- **New Weed Control Provider** – The ECC has received a quote from Marine Biochemists for weed and chara control for 2019-2021 and recommends using them instead of Createscapes. The cost of the three-year agreement is less expensive than what we have been paying, allows for no price escalation, and guarantees to re-treat if we do not notice a significant weed reduction within a few weeks of treatment. They anticipate that one treatment may be sufficient due to using more plant-specific chemicals than Createscapes has used. Their crew supervisor, Tom Lloyd, will speak at the annual meeting on October 23.
- **Manual Weed Control** – The testing of manual weed control by our in-house crew was very successful. Going forward, the ECC plans to continue manual weed removal in conjunction with chemical treatment.
- **Tree Removal** – The ECC is getting quotes for removal of several trees that are beyond the capacity of our in-house workers. Actual removal may wait until winter.
- **Fall Pruning** – Our workers have started fall pruning and continue to remove some undesirable plants around the lake, including buckthorn, locust, and some willows.

Old Business

- ***McShane Traffic Concerns*** – Dan Natchek has contacted our Alderman, Robert Wolfe, concerning the possible danger of increased traffic on McShane due to the opening of the new Muskego Lakes Middle School. Alderman Wolfe will investigate the possibility of a warning sign, particularly for the intersection of Coventry and McShane, and has promised to get back to Dan.
- ***Annual Meeting*** – The Association’s Annual Meeting has been scheduled for Tuesday, October 23, 6:30pm at Tudor Oaks’ Olive Wood Theater. Details including proxy voting forms will follow.

New Business

- ***Covenants*** – Donna Vanness had asked to be included on the meeting’s agenda to “address the covenants.” She read a two-page prepared script, which noted that the Board has a “duty to represent ALL homeowners,” and complained that “the emails that are sent from the Board are opinionated and biased. They don’t state facts.” (The Board disagrees.) She cited Article VIII, Section of the Covenants which prohibits “discrimination” by the Association or the Board. She asked, “why are some homeowners and board members excused from following covenants and why do the rest of the homeowners have to comply?”

She then handed out copies of photos of 48 alleged covenant violations on owners’ private property. She enumerated the alleged violations:

- Article VIII, Section 8, which prohibits any “structure of a temporary character” (in which she included children’s play equipment),
- Article VIII, Section 11, which requires that “all clotheslines, equipment, garbage cans, wood piles, or storage piles shall be concealed from view.”
- Article VIII, Section 4, which states that “No trailer, snowmobile, motorcycle, personal watercraft, boats, ...may be parked on the premises outside.”

Of the photos Donna distributed, 13 showed boats, 10 showed garbage cans, 7 were “temporary structures (most of which were children’s swingsets, climbing gyms, and 1 portable fireplace), 7 trailers, 4 wood piles, 1 clothesline, 5 miscellaneous debris, and 1 that was not identifiable. (We are not including the photos because they identify the owners’ lot numbers; even without the numbers some of the homes are easily identifiable, and the policy of the Board has always been to avoid publicizing the identity of individual homeowners against which complaints are lodged. Donna Vanness is identified because she requested to be put on the agenda of a public meeting and therefore is legitimately included in the minutes.)

At the conclusion of her presentation, Donna was asked if she had any suggestions as to HOW the Board should enforce the covenants on an owner’s private property, and she had none. She was asked if she had contacted any of the homeowners she identified, and she replied “No, why should I?” She was reminded of Article IX, Section 1 of the Covenants, which states “The association, or any owner, shall have the right to enforce ... all restrictions, conditions, covenants ...” She was reminded that enforcement is the job of every homeowner, and most alleged violations can be remedied by simply, friendly communication. Only after neighbor to neighbor communication fails should the complainant contact the Board.

Next Board Meeting Date – The next Board Meeting is scheduled for October 16, 6:30 pm, at the Library, primarily to finalize the details of the Annual Meeting.

Adjourn – The meeting adjourned at 7:17 pm.

Lake Brittany Homeowners Association Board Meeting Minutes

October 16, 2018

The meeting was held at the Muskego Public Library, called to order at 6:36 pm. Present were Nick Milinovich, Nick Musolf, Matt McCarroll, George Schick, Pat Boyer and Dan Natchek. Steve Fabry was excused. Homeowners Dave and Donna Vanness, Paul Joyce, and John Jaeger were also present.

Secretary's Report (Dan Natchek reporting)

- The minutes of the September 12, 2018 Board Meeting were approved with the correction of two punctuation errors.
- Dan proposed that to handle proxy votes, he would distribute the appropriate number of ballots to the homeowners when they sign in at the Annual Meeting – one for the homeowner and one for each proxy an owner holds. Homeowners who vote by proxy will be noted on the sign-in sheet, and a record will be kept of the number of proxy votes each owner holds.
- It was agreed that no formal nomination committee was needed, as the Board would likely accept any candidate that volunteered. To count the votes, the Board agreed that they would select one Board member and two homeowners in attendance.
- Recent changes to the Lake Brittany Directory were noted, including a change to George Schick's phone number, and the removal of two names of deceased owners.

Treasurer's Report (Pat Boyer reporting)

- Current book balances are as follows: Savings/Money Market: \$16,389.747; Checking account balance: \$7,061.84.
- Major expenditures since the September Board meeting:
 - \$1,914.18 – Payroll
 - \$1,385.00 – Liability insurance
 - \$750– Purchase and installation of new tennis court nets
- Pat has filed liens on 2 properties that are more than 1 year in arrears on their association dues, and has written letters to 3 additional homeowners who are 1 year in arrears.

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

- The ACC has identified a replacement lamp post head. It is the Craftsman CZ25505 "Straight Glass" PostLight, available at BBC Lighting and Ferguson Supply.

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

- **2018-19 Budget** – Matt will get a detailed budget to Pat Boyer, for presentation at the annual meeting. He outlined some "themes" of items to be included in next year's budget:
 - The ECC will request funding for a few more picnic tables; the new tables purchased this year met with general approval.
 - The ECC will seek an increased budget for tree maintenance and removal.
 - The budget will include money set aside for a new mower; it is not needed immediately but will be needed at some point in the future.
 - We are investigating the need for additional boat storage options due to more and more boats lining our shoreline. A potential location is the northwest corner.

Additional items that will be reduced or eliminated:

- Weed control mats – we now own them.
- No rocks are anticipated to be needed next year.
- Reduced budget for lake weed control, due to locating a more cost-effective supplier who anticipates needing just one treatment rather than two. (Proposed treatment uses more plant-specific chemicals than in the past.) The weed control budget will include the cost of some labor for manual weed control, but overall should show a net reduction.
- **Steps on the North Side** – The ECC has received two complaints about the steps. The steps still appear to be OK, as they were rebuilt exactly as they had been before, but some timbers will be removed in the spring to improve the situation.

Old Business

- ***McShane Traffic Concerns*** – Alderman Robert Wolfe has examined the intersection of McShane and Coventry and agrees that traffic on Coventry has limited to traffic on both McShane and Coventry. He is preparing proposal to the Common Council for installation of some sort of warning sign on McShane.
- ***Annual Meeting*** – The Association's Annual Meeting has been scheduled for Tuesday, October 23, 6:30pm at Tudor Oaks' Olive Wood Theater. Details including proxy voting forms have been emailed. Owners will vote either in person or by proxy for TWO Board positions (one ballot per lot).

New Business

- ***Association Dues*** – We have a homeowner behind on the Association Dues due to confusion as to when exactly title to the property transferred. The Board is investigating.
- ***Annual Meeting*** – Nick Musolf reviewed the agenda for the Annual Meeting. Because there are four candidates running for the two open positions (as of the Board meeting date), each candidate will be given a couple of minutes for a short statement prior to the voting. (The terms of Nick Musolf and George Schick are expiring; the candidates are Pat Boyer, Bonnie Dominski, George Schick (running for re-election), and Donna Vanness.

Next Board Meeting Date – The date of the next Board Meeting will be decided by the new Board.

Adjourn – The meeting adjourned at 7:09 pm