

Lake Brittany Homeowners Association Board Meeting Minutes

November 26, 2018

The meeting was held at the Muskego Public Library, starting at 6:41 pm. Matt McCarroll, George Schick, Nick Milinovich, Pat Boyer, Steve Fabry, and Dan Natchek were present.

Secretary's Report (Dan Natchek reporting)

- The minutes from the October 16 Board Meeting were approved unanimously.

Appointment of Officers By consensus, the following officers were named for 2018-2019:

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

Treasurer's Report (Pat Boyer reporting)

- Current balances are as follows:
 - Savings/Money Market: \$16,391.86
 - Checking book balance: \$ 4,251.81Last year at this time, the checking balance was \$3,180.36
- Major expenditures since the last Board meeting:
 - Payroll: \$2,764.41
 - Workers Compensation Insurance: \$903.00
- Lately the number of homeowners who are delinquent in paying their dues has increased. To encourage timely payments the Board is asking Nolan Accounting to start charging interest on overdue accounts as provided for in the Association Covenants Article V section 10, dues “not paid within thirty days after the due date, the assessment shall bear interest from the date of delinquency at the maximum prevailing rate per annum.”

Architectural Control Committee (ACC) Report (George Schick reporting) – Nothing to report.

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

- Willow Trees – Removal of the two damaged willows has been contracted, at a cost of \$3,300. They will be removed in December, based on weather and the contractor's schedule.
- Other Trees – Several trees near the southwest path need to be removed, and 2 more need pruning. Matt requested \$1,200 for Russ's Tree Service to perform the work; it was approved by the Board.
- Workers – The annual holiday gift will be paid to our ground's workers on or about December 15.
- Remaining Work – Most of the ground's crew's work is completed. Picnic tables have been stored in the shed. The only work remaining is to spray the 7 new arbor vitae with deer repellent.

Old Business

- Alderman Robert Wolfe called Dan during the meeting with an update on the status of a warning sign for the intersection of Coventry and McShane. The Muskego engineer is working with his counterpart in Franklin, as such a sign would need to be located in Franklin. Wolfe expects that a sign will be installed but does not have dates; he promised to call with updates.

New Business

- **Dues Increase** – The Board voted to increase the Association Dues to \$30 per month (\$90 per quarter), effective January 1, 2019. This was in response to much sentiment expressed at the Annual Meeting about the need to meet unexpected expenses, such as tree removal.
- **Boats** – Only a few boats remain on the lake; Board members will contact the individual owners.

Next Board Meeting Date – Monday, April 8, 2019, 6:30 pm, at the Muskego Public Library.

Adjourn – The meeting adjourned at 7:45 pm.

2018-2019 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Vice-President	Nick Milinovich	2019	-	414-881-0169	nickmilinovich@gmail.com
Secretary	Dan Natchek	2020	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Pat Boyer	2021	529-0410	414-305-0447	BoyerLBGA@att.net
At-large	George Schick, ACC liaison	2021	529-2619	414-529-2619	theshix2@msn.com
At-large	Matt McCarroll, ECC Liaison	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Manager	<i>Open</i>				

Lake Brittany Homeowners Association Board Meeting Minutes

April 8, 2019

The meeting was held at the Muskego Public Library, called to order at 6:37 pm. Present were Nick Milinovich, Steve Fabry, Matt McCarroll, George Schick, Pat Boyer and Dan Natchek. Nick Connor, a Lake Brittany homeowner who had studied Hydrology and Geology, was also present, having been invited to discuss water control issues.

New Business – Water Control

- Out of consideration for Nick Connor's time, the water control issues (recurring flooding near the path from Coventry Lane to the east beach, as well as the east boat storage area) were discussed first.
- Matt McCarroll gave a short summary of the lake inlets and outlet, and noted that no matter what the water level, the outflow (by the bridge) never seemed to be as much as should be expected. Matt thought that there might be a gate valve that, if operable, would allow us to control the lake level.
- Nick Connor volunteered to check with the city about the existence and ownership of a gate valve, and will talk to a colleague who is a storm water engineer. Nick also suggested that we consult our lake biologist to discuss any potential issues with controlling the lake level.

Secretary's Report (Dan Natchek reporting)

- The minutes of the November 26, 2018 Board Meeting, having been previously approved via email, were unanimously accepted.
- A new directory, current as of April 4, 2019, is available on the Lake Brittany website.

Treasurer's Report (Pat Boyer reporting)

- Current balances as of March 31 are as follows:
 - Savings/Money Market: \$14,201.04
 - Checking account: \$9,241.49.
- Last year at this time the Checking balance was \$14,746. Much of the difference is due to the expense of removing the two damaged willow trees near the east beach.
- Nolan Accounting did not deposit the automatic payments in our account until late March; Pat will follow up to get those payments deposited much closer to the collection date so that we have access to those funds earlier.
- The raise that was approved for our workers (\$1/hour) has resulted in a raise in our Workmen's Compensation insurance of about \$52.
- Several homeowners are still significantly behind in their association dues, owing the Association about \$3,000 in total. Liens have been placed on two properties.
- Pat will check that Nolan Accounting is charging interest on accounts more than 30 days past due.
- Bills from Nolan Accounting showed a balance owed of \$7.50 on many accounts due to confusion about when to charge the increased dues payment (\$90/quarter). Pat will follow up with Nolan to straighten this out.

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

- Nothing to report, but homeowners are reminded that any architectural projects require approval of the ACC.

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

- **Picnic Tables** – The Board approved \$900 each for the purchase of two more picnic tables.
- **Basketball Hoop** – The Board approved \$500 for the purchase of a portable basketball hoop to be used on the tennis court and stored in the equipment shed during the winter.
- **Life Rings** – After our harsh winter, Matt recommended that we replace all 4 life rings, at a cost of about \$100 each.
- **Mower** – The seat on the mower needs to be replaced. An OEM seat would cost about \$500; Matt will try and find one for about \$200.

- **Water Testing** –Mike Dolata will continue to collect water samples for *e-coli* testing. The ECC plans to maintain the “holiday schedule” of testing the lake just prior to the Memorial Day and Labor Day holidays.
- **Spring Cleanup** – The annual spring cleanup is scheduled for Saturday, May 4. Volunteers should meet at the east beach at 8:00. Thanks to Pete Walechka for organizing this event.
- **Worker Wage Increase** – As noted earlier, the Board approved an increase in our workers’ wages of \$1/hr. Among other reasons, this is hoped to ensure worker retention.
- **Bill from Russ’s Tree Service** – Matt presented the bill for removal and pruning of several trees that were beyond the capability of our in-house workers. The amount was \$1,200, as approved at the November 2018 meeting.
- **Golf Cart Repairs** – repairs were performed at a cost of about \$200.
- **Golf Cart and Mower Replacement** – Matt noted that both the mower and golf cart will need to be replaced in the next 3 to 5 years. Money is being set aside in the budget.
- **New Projects** – The following new projects are planned for the coming year:
 - **Basketball Hoop and Life Rings** – as noted earlier.
 - **Muskrat Control** – As needed.
 - **Park Bench Replacement** – About \$150.
 - **New Aquatic Firm** – Our new aquatic weed control firm, Marine Biochemists, will start in May. It is expected that this new firm will save us some money on weed control.
 - **Stairs** – Will renew 1 or 2 stairways.
 - **Willow Replacement** – Replacements for the two damaged willow trees removed from the east beach last December is being investigated.
 - **Fish Stocking** – Stocking of additional fish is being investigated.
- **NO BIG BILLS** – for rocks or other major projects are anticipated. The ECC expects to work within budget.

Old Business

- **McShane Traffic Concerns** – A traffic sign warning of the T-intersection of McShane Drive and Coventry Lane has been installed in the last few weeks, on westbound McShane Drive in Franklin. Dan Natchek called and left a message thanking our Alderman, Bob Wolfe, for getting this done.

More New Business

- **Water Main Replacement** – The Board has been made aware of potential water main replacement that would affect Lake Brittany Estates. The proposal is tied to future road construction; since our roads were re-paved in the last few years, the water main replacement project is not expected any time soon.

Next Board Meeting Date – The next Board Meeting is scheduled for May 20, 6:00 pm, at the Library.

Note that this is a time change from the usual 6:30 start.

Adjourn – The meeting adjourned at 7:58 pm.

2018-2019 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Vice-President	Nick Milinovich	2019	-	414-881-0169	nickmilinovich@gmail.com
Secretary	Dan Natchek	2020	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Pat Boyer	2021	529-0410	414-305-0447	BoyerLBGA@att.net
At-large	George Schick, ACC liaison	2021	529-2619	414-529-2619	theshix2@msn.com
At-large	Matt McCarroll, ECC Liaison	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Manager	<i>Open</i>				

Lake Brittany Homeowners Association Board Meeting Minutes
May 20, 2019

The meeting was held at the Muskego Public Library, called to order at 6:15 pm. Present were Nick Milinovich, Steve Fabry, Matt McCarroll, George Schick, Pat Boyer and Dan Natchek.

Secretary's Report (Dan Natchek reporting)

- The minutes of the April 8, 2019 Board Meeting, having been previously approved via email, were unanimously accepted.

Treasurer's Report (Pat Boyer reporting)

- Current book balances are as follows: Savings/Money Market: \$14,202.79; Checking account balance: \$10,529.46. This is about \$8,253 less in the combined accounts compared to the same time last year, primarily due to expenditures of \$3,468 for willow removal, \$2,253 for picnic tables, as well as an increase in our grounds crew hours resulting in \$2,116 added expense.
- Major expenditures since the April Board meeting:
 - \$2,475 – Payroll
 - \$1,261 – Removal of dying trees encroaching SW path off Cambridge Ct. W.
 - \$2,049 – Two new picnic tables and a park bench
 - \$ 821 – gravel, sand, mulch, sign paint and materials
 - \$ 529 – golf cart repair
- 1 homeowner who was significantly in arrears on Association dues has paid up.
- There continues to be confusion at Nolan Accounting over collection of dues; Pat is working with Nolan to resolve the issues.
- **All homeowners are reminded that the Association due were increased to \$30/month (\$90/quarter), effective the second quarter of this year.**

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

- Nothing to report.

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

- **"Outlet Path" Renovation** – The paths that lead from the path around the lake out to the streets are being renovated; this project is ongoing
- **Water Testing** – Lake water testing will be completed prior to the Memorial Day holiday. *[Testing has been subsequently completed, and no significant level of e-coli was found.]* Thanks to Mike Dolata for collecting the water samples.
- **Aquatic Weed Treatment** – Weed treatment was performed by our new provider, Marine Biochemists, on May 20. We did receive advance notice of the treatment, something our previous provider sometimes failed to do.
- **Cul-de-sacs** – A few of the new plants in one cul-de-sac had died due insufficient watering after planting and have been replaced with plants reserved for that purpose.
- **Volunteer Cleanup Day** – Thanks to **all** the volunteers who turned out for the annual lake and common grounds cleanup. Special thanks to the Ackers, Connors, Dolatas, Roses, Thimmesch's, and Walechkas. Sincere apologies to anyone we forgot to mention.
- **Water Issues near East Beach** – Nick Connor has completed a landscape design for the low areas that retain water near the east beach. His plan will be reviewed by the ECC, along with alternatives to alleviate the problems of the standing water.
- **Outflow Check Valve** – Many years ago, a check valve installed at the outlet of the lake near the bridge, to prevent the flow of water back into the lake during periods of high water levels. The valve broke, also many years ago, and was removed. The ECC will investigate if a replacement valve is desirable.

Old Business

- ***Water Issues on the Path*** – The water flowing across the lake path near the southwest corner has been investigated by the city, the homeowner, and the ECC. It is not a water main leak but appears to be a drainage problem. The homeowner is working to alleviate the problem. In the meantime, a ***temporary*** measure has been to cut two small channels across the path to prevent the water from spreading across more of the path. This is only a temporary measure.

New Business

- ***Damaged Willow Limb*** – It was noted that there a damaged willow limb hanging from a tree near the southeast side of the lake. It will be removed.

Next Board Meeting Date – The next Board Meeting is scheduled for July 10, 6:00 pm, at the Muskego Public Library. Please note that this is an earlier start time than the usual 6:30 pm.

Adjourn – The meeting adjourned at 7:00 pm.

2018-2019 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2020	-	414-530-	stevefabry@yahoo.com
Vice-President	Nick	2019	-	414-881-	nickmilinovich@gmail.com
Secretary	Dan Natchek	2020	235-8725	414-530-	Dan.Natchek@sbcglobal.net
Treasurer	Pat Boyer	2021	529-0410	414-305-	BoyerLBGA@att.net
At-large	George Schick	2021		414-852-	theshix2@msn.com
At-large	Matt	2019	840-9513	262-613-	MMcCarroll@siteone.com
Manager	Open				

Lake Brittany Homeowners Association Board Meeting Minutes

July 10, 2019

The meeting was held at the Muskego Public Library, called to order at 6:13 pm. Nick Milinovich, Steve Fabry, Matt McCarroll, George Schick, Pat Boyer and Dan Natchek were present.

Secretary's Report (Dan Natchek reporting)

- The minutes of the May 20, 2019 Board Meeting were unanimously accepted with several changes.

Treasurer's Report (Pat Boyer reporting)

- Current book balances are as follows: Savings/Money Market: \$14,206.35; Checking account balance: \$2,511.99. This is about \$3,583 less in the combined accounts compared to the same time last year.
- Major expenditures since the April Board meeting:
 - \$2,490 – May payroll
 - \$1,961 – June payroll
 - \$2,425 – Lake weed treatment
 - \$ 380 – Sand and mulch
 - \$ 252 – Website fee
 - \$ 342 – 4 life rings

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

- Nothing to report.

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

- ***"Outlet Path" Renovation*** – Renovation of one "outlet path" (between lots 85 and 86) has been completed; at least 2 more are planned for this season.
- ***Water Testing*** – Lake water will be tested again for e-coli prior to the Labor Day holiday. Mike Dolata will collect the water samples. Thanks, Mike!
- ***Aquatic Weed Treatment*** – a second weed treatment was performed at no cost by our new provider, Marine Biochemists.
- ***Beaches*** – The beaches are a prime focus of our grounds crew.

Old Business

- ***Unpaid Dues*** – 2 more liens have been filed against homeowners who are significantly in arrears on their Association dues; 1 lien has been updated.
- ***Water Issues on the Path*** – The homeowner whose drainage is flowing across the path is working with a contractor to resolve the issue.

New Business

- ***Complaint – Tents on the Beach*** – The Board received a complaint about the placement of a large tent shelter on the east beach on July 4. Homeowners are reminded that the beaches are common areas to be shared by all; please be considerate and do not "stake out" large areas of the beach for your use. If you do want to put up a large shelter, please set it on the grass, not the sand beach.
- ***Beach Usage*** – If you are planning a large gathering at the beach, we suggest that you notify the Board. If others are also planning a gathering at the same time, we can put you in touch with each other to coordinate your efforts.
- ***Fishing from the Beaches*** – Several people have been observed fishing from the beaches or boat storage areas; for safety reasons, this is not allowed per Rule 11. At least one fishing lure has been found on the beach which obviously poses a hazard.
- ***Denial of Use of Common Grounds*** – The request of a homeowner for use of the volleyball court for a workshop was denied, because of non-payment of dues. (Covenants, Section 1(b).)

Next Board Meeting Date – The next Board Meeting is scheduled for September 4, 6:00 pm, at the Muskego Public Library Room 3. Please note that this is an earlier start time than the usual 6:30 pm.

Adjourn – The meeting adjourned at 7:12 pm.

2018-2019 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Vice-President	Nick Milinovich	2019	-	414-881-0169	nickmilinovich@gmail.com
Secretary	Dan Natchek	2020	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Pat Boyer	2021	529-0410	414-305-0447	BoyerLBGA@att.net
At-large	George Schick	2021		414-852-9483	theshix2@msn.com
At-large	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Manager	Open				

Lake Brittany Homeowners Association Board Meeting Minutes
September 4, 2019

The meeting was held at the Muskego Public Library, called to order at 6:12 pm. Present were Nick Milinovich, Steve Fabry, Matt McCarroll, George Schick, Pat Boyer and Dan Natchek.

Secretary's Report (Dan Natchek reporting)

- The minutes of the July 10, 2019 Board Meeting, having been previously approved via email, were unanimously accepted.

Treasurer's Report (Pat Boyer reporting)

- ***Account balances*** – The checking account book balance as of September 3, 2019 was \$2747.54; money market balance as of August 30 was 14,209.13. This totals \$16,956.67, which is \$4,935.01 less than the total value of both accounts at the same time last year.
- ***Major expenditures*** since the July Board meeting:
 - \$2,692.72 – July payroll
 - 655.68 – August payroll
 - 1,254.13 – Mulch, sand, and traffic bond
 - 400.00 – Tax return and financial
- ***Delinquent Dues*** – several homeowners are still significantly in arrears on their Association dues. Pat will send letters and update the liens if necessary.

Architectural Control Committee (ACC) Report (George Schick reporting) – Nothing to report.

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

- ***Water Testing*** – Lake water testing was completed prior to the Labor Day holiday, and no significant level of e-coli was found. Thanks to Larry Acker and Mike Dolata for collecting the water samples.
- ***Grounds Crew*** – Our workers put in a lot of effort to spruce up the east beach and common areas for the annual beach party. Great job!
- ***Aquatic Weed Treatment*** – Weeds have been well-controlled this year, due our new provider, Marine Biochemists, being more proactive than our previous provider. Treatment was on schedule, and a second treatment was judged necessary and provided at no additional charge. Additional manual weed removal was not deemed necessary.
- ***"Outlet Path" Renovation*** – Two of the paths (south/central and south/west) that lead from the path around the lake out to the streets have been renovated, as well as the entrance to the tennis courts. This project is ongoing.
- ***Ash Treatment*** – All the ash trees near the east beach have been treated for Emerald Ash Borer.
- ***Stump Grinding*** – Grinding the stumps of the trees that have been removed, including the two large willows, is still planned for this year.
- ***Purple Loosestrife*** – This invasive plant has been noticed again; George Schick will mark the locations for removal by our workers.

Old Business

- ***Water Issues on the Path*** – The homeowner whose sump pump is causing excessive water on the path has engaged a contractor to fix the problem. Work should be completed this year.
- ***Use of Common Areas*** – The Board received a nice email in response to our request from our last meeting to be considerate of others when hosting large parties on the beaches or other common areas. We will send a letter to the homeowners, thanking them for their consideration and cooperation. All residents are reminded again to be considerate of your fellow homeowners if you are planning a large gathering on the common areas, and to please notify the Board of your plans

so we can notify any other owners who may also be planning a gathering on that date. Please note that the Board is NOT “approving” your gathering, but simply acting as a “clearing house” to keep other residents apprised of any big planned gatherings.

- **Beach Party** – It was noted that this year’s beach party was cut short due to the abundance of mosquitos. The Board should consider providing some money for mosquito control for future events.

New Business

- **Annual Meeting** – The Lake Brittany Homeowners’ Association Annual Meeting is scheduled for Tuesday, October 22, at the Tudor Oaks Olive Wood Theater, from 6:30 to 8:00 pm.
 - **Board Openings** – As always, two Board members will be elected at the meeting. Please notify either George Schick or Steve Fabry (the Nominating Committee) if you would like to be considered for an opening. Note that the election votes for two Board members; actual positions (e.g. President, Secretary, Treasurer) are determined by the new Board at its first meeting.
 - **Voting** – You may vote in person or by proxy at the meeting. If voting by proxy, please complete, sign, and date a proxy form. Please note that each lot can designate only one person as your proxy; if we receive more than one proxy from the same homeowner, we will honor the one with the most recent date. We also request that you please return your proxy forms to the Secretary, Dan Natchek, prior to the meeting to avoid the delay we experienced last year. (If necessary, you may still submit your form via your dedicated proxy at the meeting, but submitting the form in advance will greatly expedite the sign-in process.)

Next Board Meeting Date – The next Board Meeting is scheduled for October 16, 6:00 pm, at the Muskego Public Library, Room 3.

Adjourn – The meeting adjourned at 7:09 pm.

2018-2019 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Vice-President	Nick Milinovich	2019	-	414-881-0169	nickmilinovich@gmail.com
Secretary	Dan Natchek	2020	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Pat Boyer	2021	529-0410	414-305-0447	BoyerLBGA@att.net
At-large	George Schick	2021		414-852-9483	theshix2@msn.com
At-large	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Manager	Open				

Lake Brittany Homeowners Association Board Meeting Minutes

October 16, 2019

The meeting was held at the Muskego Public Library, called to order at 6:08 pm. Pat Boyer, Steve Fabry, Matt McCarroll, Nick Milinovich, Dan Natchek, and George Schick were present.

Secretary's Report (Dan Natchek reporting)

- The minutes of the September 4, 2019 Board Meeting were unanimously accepted.

Treasurer's Report (Pat Boyer reporting)

- Current book balances are as follows: Savings/Money Market: \$14,210.06; Checking account balance: \$5,242.48. This is about \$3,015.44 less in the combined accounts compared to the same time last year.
- Major expenditures since the September Board meeting:
 - \$1,818 - Payroll
 - 1,760 - Lawn mower repair
 - 1,431 - Liability Insurance
 - 473 - Willow stump grinding

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

- Nothing to report.

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

- **West Side Drainage Swale** – The concrete swale that helps wick water to the lake was cleaned out and is functioning properly.
- **Battling Mother Nature** – Due to prolonged heavy rains this summer, we have incurred more expenses for grass cutting and path maintenance.
- **Pruning** – Fall pruning has started.
- **Tree Replacement** – The ECC has procured three new trees to replace some that have been removed:
 - An American Linden, to be planted in the Stratford Court island to replace several trees that were removed.
 - A Northern Catalpa, to be planted near the east beach where the large willows were removed.
 - A Kentucky Coffee Tree, to be planted on the south hill east of the center staircase. Planting should be completed before the Annual Meeting.
- **Routine Maintenance** – Buoys and weed mats have been removed; thanks to all who helped with the weed mats.
- **Lawn Mower** – The ECC has spent approximately \$1,700 on repairs to the lawn mower, planning to get two more seasons before it will need to be replaced. A new mower would cost approximately \$12,000.

Old Business

- **Unpaid Dues** – Three homeowners are more than a year in arrears on their Association dues. One more homeowner is 4 quarters in arrears, another 3 quarters, and one more 1 quarter. Pat will follow up.
- **Water Issues on the Path** – The problem of water from a homeowner's sump pump flowing across the path has been resolved.
- **Annual Meeting** – The 2019 Annual Meeting of the Lake Brittany Homeowners' Association is scheduled for Tuesday, October 22, 6:30 – 8:00 pm, in the Tudor Oaks Olivewood Theater.
 - **Board Openings** – The election of two new Board members will be voted on at the meeting. At this time Larry Acker and Nick Connor are running to fill the vacancies left by the expiration of the terms of Nick Milinovich and Matt McCarroll.
 - **Voting** – You may vote in person or by proxy at the meeting. If voting by proxy, please complete, sign, and date a proxy form. **Please note that each lot can designate only one person as your proxy;** if we receive more than one proxy from the same homeowner,

we will honor the one with the most recent date. We also request that you please return your proxy forms to the Secretary, Dan Natchek, prior to the meeting to avoid the delay we experienced last year.

New Business

- ***Complaint – Tree Replacement*** – The Board received a complaint about the lack of replacement of several diseased pine trees. Matt will follow up with the homeowner,
- ***Complaint – Items at Curb*** – A homeowner noted that several large items have been left on the curb for pickup. This has not reoccurred and hopefully is not a long-term problem. Owners are reminded to be considerate of their neighbors. Also note that Muskego provides one free pickup of large items per year; details are on the City of Muskego web site, <https://cityofmuskego.org>.
- ***New Homeowners*** – Several new homeowners have been identified, and will receive welcome packets at the Annual Meeting.

Next Board Meeting Date – The next Board Meeting will be scheduled once the new Board members have been elected at the Annual Meeting.

Adjourn – The meeting adjourned at 7:43 pm.

2018-2019 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2020	-	414-530-5844	stevefabry@yahoo.com
Vice-President	Nick Milinovich	2019	-	414-881-0169	nickmilinovich@gmail.com
Secretary	Dan Natchek	2020	235-8725	414-530-4349	Dan.Natchek@sbcglobal.net
Treasurer	Pat Boyer	2021	529-0410	414-305-0447	BoyerLBGA@att.net
At-large	George Schick	2021		414-852-9483	theshix2@msn.com
At-large	Matt McCarroll	2019	840-9513	262-613-5016	MMcCarroll@siteone.com
Manager	Open				