



Lake Brittany Estates Homeowners Association

ECC Meeting Agenda

Attendees

Dave McCoy
Nick Connor
Sheri Berry
Dave Vanness - remote
Donna Vanness – remote

ECC Liaison/Board Member

Steve Fabry

Completed Tasks

1. East boat area re-grading.
2. Spring debris cleanup.
3. Mowing - ongoing.
4. Phosphorous sample taken at culvert when flowing.
5. Herbicide application by Radek to rain garden and flower beds.

Action Items

1. Review YTD budget.
2. Legacy Landscaping
 - i. Mowing – completed weekly.
 - ii. Shoreline pruning – thoughts on shoreline so far.
 - iii. Fall cleanup – delay discussion for later in the year based on budget and additional weed treatment efficacy.
 - iv. Erosion control on east path? (\$3,000-\$4,000).
 - v. Other tasks?
3. Nellen Tree Service
 - i. Delay work and discussion until fall 2024 for budget review.
4. Aquatic Biologists
 - a. Budgeted two beach treatments 2024. The first round will likely be in June (waiting for confirmation on time).
 - b. Treatment of aquatic vegetation around perimeter of lake. Will be done when they treat the beaches.
 - c. Digital mapping. Will be completed week of May 20th.
 - d. Milfoil treatment evaluation – ongoing.
5. Marek Landscaping
 - i. Two invasive species treatments in 2024.
 - ii. First treatment to be scheduled for June (waiting for confirmation on timing).
6. Radek focus May through July:
 - a. Apply mulch to flower beds.
 - b. Set up roped-off area on east and west boat areas.



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- c. Continue to keep beaches clean (rake, remove any algae piles, etc.).
 - d. Prune trees and shrubs around beaches where appropriate – potential to remove some trees recommended by Nellen.
 - i. Identify trees for Radek to prune and schedule Radek to prune them.
 - e. Maintain flower beds (throughout community) and rain garden with emphasis on:
 - i. Weeding
 - ii. Maintenance. This includes:
 1. Thinning out flower beds.
 2. Transplanting flowers to other beds.
 3. Transplanting flowers to shoreline in areas that are currently bare.
7. Any other tasks for 2024 that are not included in budget?

Upcoming Items

1. Place buoys at beaches.
2. Place weed mats.
3. Hang nets in tennis and volleyball courts.
4. Purchase more herbicide for Radek (Prosecutor).
5. Identify any areas on the path that need repairs.
6. Evaluate shoreline growth throughout the year.

New Standards

1. ECC has full authority for mooring placement but needs to follow the boat mooring request procedure approved in 2022. Board will not be involved moving forward.
2. ECC members need to use the lake Brittany emails.

ECC Assigned Roles

1. Nellen Tree Service (tree maintenance)– Nick Connor
2. Legacy Landscaping (general landscaping) – Nick Connor
3. Aquatic Biologists (lake management) – Nick Connor
4. Marek Landscaping (invasive species in shoreline) – Dave McCoy/Nick Connor
5. Radek Communication – Dave Vanness
6. Burn debris by shed – Dave Vanness
7. Boat mooring requests – Shari Berry
8. Mulch – Andrea Katz
9. Sand – Bruce Berry
10. Path repairs – Bruce Berry
11. Radek time sheet – Dave Vanness
12. Answering community concerns – As needed



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Meeting Minutes

1. Discussed 2024 completed tasks
 - a. East boat area re-grading: ECC is happy with re-grading effort. Some sand is washed away in heavy rainstorms. Long time residents state that this has always been the case. May need to come up with a different strategy to we don't keep filling the area in with sand.
 - b. Reviewed common area and discussed Spring cleanup. ECC is generally happy with how Radek cleaned the grounds this Spring.
 - c. Legacy Landscaping is currently mowing as needed. ECC has no issues with the mowing frequency or quality. No concerns received from residents.
 - d. Phosphorous sample taken at inflow culvert on east end of lake. **The result of the Phosphorous sample was very high (0.35 mg/l). Recommended limit is 0.05 mg/l). ECC had a lengthy discussion of next steps. This is a work in progress, but ECC agrees it needs to be addressed. A summary is below:**
 - i. ECC spoke with Aquatic Biologists (AB) about the issue. The nutra-sorb bags work when the culvert us flowing up to the top of the bags. Once the flow is over the bags, the water enters the lake untreated. AB is more concerned with the sediment than the phosphorous, but both are a problem. It won't "kill" the lake but it is something that they think we should address.
 - ii. LBHA has limited options beyond what is already in place (coir logs and nutra-sorb bags at culvert inflow).
 - iii. ECC is in discussion with Tudor Oaks regarding a new swale in the farm field that is draining to the lake. Farmer is out of compliance with required farming practices.
 - iv. ECC is in discussions with the Waukesha County Land and Water Department (WCLWD) and the NRCS regarding designing and funding the swale.
 - v. Potential outcomes:
 1. Preferred - Tudor Oaks agrees to let the NRCS design and install the swale. Will require a 30% match on total project costs (~\$10,000). Farmer agrees to amend practices to come back into compliance with current regulations.
 2. Alternative (nuclear option) – Tudor Oaks doesn't want to move forward with the swale in the farm field. ECC/Board contact the NRCS and the WCLWD and have them send a letter of non-compliance to Tudor Oaks. Fines are associated with inaction.
 - vi. **ECC strongly prefers the first option and is coordinating with both parties to come to an agreeable solution.**
 - e. Radek is applying herbicide to rain garden and flower beds. ECC is happy with the results.
 - f. The Tennis courts have been striped for Pickle Ball. The ECC is happy with the results.
 - g. Mulch has been delivered. Radek will spread the mulch throughout the flower beds around the common grounds.
2. The ECC Reviewed the YTD budget and does not have any concerns at this time.
3. The ECC reviewed the contractor schedules. Results are summarized below:
 - a. Legacy Landscaping
 - i. Mowing – ECC has no issues with frequency or quality.



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- ii. Shoreline pruning – The ECC is happy with the result of the shoreline pruning. Will evaluate throughout the year.
 - iii. Fall cleanup – ECC delayed decision for later in 2024. Decision will be based on budget and additional weed treatment efficacy.
 - iv. Erosion control on east path – Legacy can install a swale/drain for \$3,000-\$4,000. ECC discussed another option of removing the Austrian pine that causing the sewer to clog and back up. Home owner stated they would donate funds to replace the tree with a more suitable tree for that area. The ECC is going to investigate how much it would be to remove the tree.
- b. Nellen Tree Works
 - i. Delay any tree pruning or removal until the fall. The ECC will evaluate budget and make pruning/removal decisions then.
- c. Aquatic Biologists
 - i. **AB has informed the ECC that 2024 is likely going to be a bad year for aquatic vegetation because of the warm winter. The ECC would like the board to send a notification to the community to inform them of what to expect.**
 - ii. 2024 budget includes 2 treatments of each beach. The first round will likely be in late June.
 - iii. **The ECC budgeted for a more aggressive weed treatment in 2024. This will include areas outside the beaches and boat storage areas. The treatment is limited to shallower areas around the perimeter of the lake, no greater than 8-10 feet deep. Treatment becomes less effective with depth. Treatment will be completed when beach areas are treated. The ECC will decide on treatment areas soon.**
 - iv. **Digital mapping – Completed. Results of the mapping are attached. The ECC is happy with the results. The map will be updated (no charge) to help with vegetation maintenance.**
 - v. **Milfoil treatment – AB believes there was very good efficacy of milfoil treatment. The ECC and AB will continue to monitor the milfoil population and treat accordingly.**
 - vi. **Curly Leaf – Still remains in the lake. This will take a couple years to treat as it is treated differently than milfoil. AB is monitoring for this population and will treat accordingly.**
- d. Marek Landscaping
 - i. Scheduled for two invasive species treatments in 2024. First one will be in mid-June.
- 4. The ECC discussed Radek's focus for the next quarter. This includes:
 - a. Apply mulch to flower beds.
 - b. Set up roped off-area on east and west beaches. This has been completed. The ECC will evaluate use and need of roped off area. If it is deemed not necessary, the ECC will not erect them next year.
 - c. Clean beaches and flower beds near beaches (priority).
 - d. Prune trees and shrubs where indicated.
 - i. The ECC has received requests to prune trees on the west beach and at the back of the tennis courts.
- 5. The ECC discussed upcoming tasks for the next quarter
 - a. Place buoys at beaches – completed.
 - b. Place weed mats – not completed.
 - c. Hang nets in tennis court – completed.
 - d. Purchase more herbicide for Radek (Prosecutor)



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- e. Identify and repair any areas on the path.
- f. Evaluate shoreline growth and aquatic vegetation throughout the year.
- 6. The ECC discussed one item that we feel should be addressed at the annual meeting. A request to the ECC has been submitted to allow homeowners to place weed mats around boats that are moored on the shoreline. The ECC does not feel comfortable making this decision on behalf of the community and requests that it be a topic of discussion at the annual meeting.

The meeting adjourned at approximately 7:30 PM.