

BOARD MEETING MINUTES 09/01/2022

Attending Board Members & Trustees: President Al Miotke, Vice President Amy Kasprzyk, Secretary Samantha Hughes, Treasurer Michael Frederick-Martinez, Carla Gianini, Amy Meharry, and Matt Coughlin.

Guests (members): Jim Thompson & Peggy Stecky

Meeting called to order @ 7:03pm by President Al.

Al asked everyone to review the minutes from August. Michael moved to approve the minutes and Amy K seconded the motion. The minutes were approved unanimously.

Michael lead a review of the monthly financials from August. The ending fund balance was \$32,190.67. Samantha moved to approve the financial report and Amy M seconded the motion. The financials were approved unanimously.

FOLLOW UP BUSINESS

1. Security
 - a. WPD staffing was inconsistent throughout the summer. Multiple members are asking if we have received invoices and how many hours we have been charged for. Al agreed to take on responsibility of finding this information.
2. Secretary of State (SOS) Paperwork
 - a. Dawn reported that the SOS is backlogged. Our paperwork was mailed in on 08/12 and check cashed on 08/15, however, their website shows us as delinquent. Dawn called SOS and confirmed that they are processing our paperwork.
3. 2nd Floating Dock
 - a. Missing piling was found underwater on lakebed by Al and his son. Photos were taken and sent to Marine Floats. Randy Popp responded that our contract did not call for new pilings. Al and Matt both inspected other pilings and found another one is badly worn.
 - b. Marine Floats sent quote for \$5300 to replace 2 pilings.
 - c. Reflectors for the swim dock and caps on pilings also need to be installed.
 - d. Surprise visit from Department of Fish & Wildlife to inspect the dock project. Comments were made about the rusted pilings and will add to his report. Other than that, the project was signed off.
4. Estimated Budget for 2022 – 2023
 - a. Dawn continues to follow up on properties that are being sold and collecting past due accounts. The number of delinquent accounts has significantly dropped with Dawn's work and we now only have 30 accounts past due totaling \$28, 176.60.
 - b. Budget ratification meeting is still a possibility for next year.
5. Payment Formula for Past Due Accounts
 - a. Current formula approved = "45% discount of interest only to members requesting discount. If account balance is not paid within 90 days, the homeowner is responsible for the full amount."

BOARD MEETING MINUTES 09/01/2022

- b. Additional discussion amongst board members about other option. We came up with the following payment plan option:
 - One time offer only.
 - Under \$1000, option for 1-year payment plan.
 - Over \$1000, option for 2-year payment plan.
 - No discount, plan is made from full amount.
 - A signed document and agreement must be signed by homeowner and bookkeeper.
 - Once balance is paid 50%, homeowner will be granted access to park. If homeowner defaults ONCE, no park access until paid in full.
 - Disclaimer to be added: Balance is subject to change due to yearly interest and late fees.
 - Amy M to formalize wording and bring to a board meeting for approval.
- 6. Filing Liens on Past Due Accounts
 - a. Draft letter was approved through WhatsApp by a majority vote of the board.
 - b. Amy M to send letterhead to Amy K.
 - c. Amy K to send master copy to Dawn.
 - d. Each filing is approx. \$210. Board will decide which accounts to pursue based on budget and delinquent accounts.
 - e. Sam will talk with Dawn about this process as a heads up.
- 7. Clubhouse Moss Cleaning
 - a. Landscaper cleaned off clubhouse.
- 8. Perimeter Lighting
 - a. After recent power outage the lighting along fence came on but it has since gone back off. Sam consulted an electrician who believes it is the timer box in the clubhouse. Amy K offered to post on FB page asking for community members to volunteer time if they are an electrician.
 - b. Matt offered to look at timer after meeting to see if he can fix temporarily.
- 9. Un-platted Membership
 - a. No updates. Amy M will continue to work on this task.

NEW BUSINESS

- 1. Open Board Position
 - a. Trustees have talked to multiple individuals and invited them to our monthly meetings, but no one has showed up yet.
- 2. Overnight Mooring
 - a. Community member complaints about possible overnight boat mooring by 1-2 boats. Sam offered to review security footage. (Footage was reviewed, and no boats have stayed overnight. Boats arrive early in morning and then park during day. No rules were broken.

Meeting adjourned @ 8:11pm by President Al. Next meeting will be on Thursday 10/06/22.
Minutes respectfully submitted by Samantha Hughes.