

**BRANDY LAKE PROPERTY OWNERS ASSOCIATION  
BOARD MEETING MINUTES APRIL 24, 2021**

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**I. Call to Order:**

The meeting, held at the BLPOA Rec Center, was called to order at 9:00am by President Neal Kania.

- **Roll Call:**

Directors: The following directors were present:

Neal Kania (G-55) - President  
George Oberlander (B-10) – Vice President  
Ramona Widick (E-40) – Treasurer  
Gene Cole (F-46) – Secretary  
Sandy Hanford (D-31) – Member at large (via conference call)

- **Quorum Determination:**

All board members are present. Accordingly, there is a quorum of board members.

- **Attendees – Owners and residents:**

Present –

Lee Schultz (A-5)  
Carolyn Pfeiffer (A-5)  
Richard Indermuehle (F-42, D-28, G-51)  
Deb Harvey (D-30)  
Barb Jamerson (C-17)  
Art Bayley (C-17)  
Scott Naylor (G-50)

Present via conference call -

Heidi Grudzinski (C-24)  
Linda Redenbaugh (C-22)  
Mike Duellman (E-33)  
Eugene Janulis (G-52)  
Ginny Comber (B-16)  
Frank Comber (B-16)  
Jack Cavalenes (D-27)  
Caroline McNair (A-8)

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**II. Approval of Minutes of Previous Meeting – December 19, 2020**

Minutes approved as written subject to the adjustment for Ramona's statement that she had requested a change to the minutes subsequent to the meeting. Her request was that the "Fee Schedule for Watercraft" should be removed. The "Fee Schedule for Watercraft" has been removed from the minutes of the meeting. In addition, that the schedule "Monthly Fees Per Unit Based on 2021 Approved Budget" was not accurate. A corrected schedule was inserted into the December minutes.

A motion by Gene Cole to approve the minutes adjusted for Ramona's changes was seconded by Neal. Passed.

**III. Report of Officers and Committees:**

**President Kania:**

- Welcome to all present and by conference call.
- No water damage in the winter of 2020-2021. Ice in front of garages minimal.
- Combined operating cash balance and reserves cash balance of approximately \$200,000 which is greater than the past. Based on current expected spending "this balance should continue to grow."

**Treasurer Widick – Report Attached:**

Reported that the financial position of the BLPOA consisted of cash in checking of \$59,855.73 and \$139,057 in the reserve cash account.

**Property Manager – Lee Schultz:**

See Property Manager report outline attached.

**Highlights:**

- Mild winter. Heat tapes worked well. Much \$\$ saved since ice melt use was minimal.
- Building D – Heat tapes installed above vestibules resulted in no water leaks (first time in many years).
- 2021 plans include painting of garbage corrals, grass on areas where trees were removed, patio rock beds to be refurbished.
- Lawn care agreement for 2021 in place – \$17,500 (minor increase over last year). Credit from 2020 of \$1,000 since patios were not power washed. Motion made by Ramona to accept the lawn care agreement, seconded by Cole. Passed.
- Spring projects include power wash patios, Pier off building D to be refurbished (pallet replacement with used replacement costing substantially less than new), other dock installations with boat docks limited to six initially due to upcoming weed clean-up project.

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**III. Report of Officers and Committees (continued):**

**Property Manager – Lee Schultz (continued)**

2021 Plans:

- Paint garbage corrals, all garage doors and building G overhang.
- Re-roof H garage. Lee to obtain estimates.
- Possible rec center HVAC and irrigation system work.

Lee acknowledged the efforts of the Landscape committee and their recent work relating to patio rock beds and other projects.

**Welcome and Social Committee – Carolyn Pfeiffer:**

See report attached.

Welcome: No report....no new owners.

Social:

Trish Grisbaum has “retired” from the committee. Her contributions were acknowledged.

The social committee consists of –

Michele Hasz, Barb Jamerson and Caroline McNair

All social events will be held this year as in the past.

**Landscape Committee – Ginny Comber:**

Major project this year will include refurbishment of rock beds (limited to budgeted funds) and possible tree planting. Our handyman, Mike, will be working on the rocks.

Preening (weed control) began during the week of April 19<sup>th</sup> with application by Sharon, Barb and Carolyn. Once Preen has been applied, watering will be required for it to be effective. The front entrance has been cleaned up.

**Website – Deb Harvey:**

Website is being updated and will include blog for owner use, updated calendar and email addresses for board members to facilitate owner communications and other changes.

Owners and residents are encouraged to contact Debbie at [debbiekharvey@gmail.com](mailto:debbiekharvey@gmail.com) with suggestions and recommendations for the site.

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**IV. Old Business:**

**Milfoil Issue - President Kania:**

- Contract signed with Aquatic plant management for \$7,750. The firm has been engaged to remove invasive weeds from the BLPOA dock area. Their contract provides for up to six days of work (48 hours). Disposal of removed vegetation will be in the area of the “building H” garage. Neal will take responsibility for contact with the firm and monitoring progress.

Timing will be in early summer.

- An association of Brandy Lake property owners has been discussed. At this time, it appears that such an association will be difficult to organize due to an adequate number of interested owners and someone to oversee such an association. Aside from the dock area, there are “common areas” on the lake including the boat landing that are overridden with weeds. Responsibility for this area as to weed removal is apparently not the responsibility of the State of Wisconsin. Future efforts by the POA to contact the state will be considered.

**Charter/Spectrum Contract – Secretary Cole:**

New Contract became effective on April 1 –

- For all issues, the Spectrum “contact” number is 833-697-7328.
- To date, the support by Spectrum has been satisfactory. There have been few minor issues so far.
- Participants were reminded that their modem may have to be replaced in order to benefit by increased speed of the internet uploading and downloading. Spectrum should be contacting owners if their modem should be replaced. If owners are not contacted, and if their modem is older than a couple years, owners should call the “contact number” above to determine if their modem is “current” and will handle the 400 mbps internet speed provided under our contract. If not current, an owner should exchange the modem at the Rhinelander store or by mail, etc.<sup>1</sup> If a modem is exchanged, and not installed by a service person, there must be a call to Spectrum asking them to “turn on” or “provision” the account and modem. The call will begin Spectrum service.
- It’s recommended that owners use a Spectrum provided router. This will insure that internet speeds are able to handle the speeds provided through the Spectrum modem. If an owner’s router is not a Spectrum modem, or if not, older than a few years, obtain a Spectrum router at the Rhinelander store or call to have a router mailed.
- Spectrum has historically billed for services in advance at different dates each month. As a result, residents were billed in March for the remainder of March and a part of April. The portion of the billing applicable to April will be “credited” on a subsequent invoice.

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<sup>1</sup> The discussion at the meeting included a statement that owners could determine whether the modem was “current.” A later discussion with Spectrum to verify and confirm that an owner checking their modem would be capable of verifying modem capabilities check their modem was not confirmed. Therefore, the modem comments at the board meeting were changed to reflect appropriate procedures for modems as well as routers.

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**IV. Old Business (continued):**

**Charter/Spectrum Contract – Secretary Cole (continued):**

- For the information of owners, and as a reminder, attached to these minutes is an owner information memorandum sent to owners in February. This contains various aspects of the new Spectrum agreement.

To summarize the features of the new agreement, and at no cost to each owner, the agreement provides for –

TV programming (400 channels vs. current 200).  
Up to two TVs.  
Internet (400 mbps).  
Modem  
Router  
DVR (one recording device)

**V. New Business – None.**

**VI. Owners' Open Forum –**

- Dick Indermuehle – Would it be permissible to have a potential renter of a unit he owns have a dog? Discussion: POA documents contain language that would not permit a renter to have a dog. There was a discussion of whether a dog could be permitted with several participants commenting. Resolution: permission not granted since such an action would serve as a precedent for similar future requests.
- Ginny Comber – Regarding Auto Owners insurance policy, there have not been claims for around three years. Would it be possible to reduce the annual premium? Discussion: Our POA policy year begins on June 1, 2021. Secretary Cole commented that discussions are taking place with Compass Insurance of Wausau dealing with our claim history, coverage limits, deductibles, and replacement cost coverage limits. Compass will request quotes from other carriers and further discussions will take place with the agency.
- Upcoming Board member election and balloting: Carolyn Pfeiffer, Barb Jamerson and Linda Clancy volunteered to take care of ballot counting, etc. during the annual meeting. The Secretary will be responsible for mailing of notices and ballots.

**VII. Next Meeting Date – Annual Meeting, Saturday July 17, 2021**

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**VII. Adjournment**

Motion to adjourn by George Oberlander, second by Ramona. Motion passed. Meeting adjourned at 10:15.

Respectfully Submitted,

Gene Cole  
Secretary