

**BRANDY LAKE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES JULY 17, 2021**

I. Call to Order:

The annual 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 in person or by conference call. Accordingly, there is a quorum of board members.

- **Attendees – Owners and residents:**

Present –

Art Bayley (C-17)
Rich & Linda Clancy (F-45)
Frank & Ginny Comber (B-16)
Harvada Elisberg (A-1)
Gordy & Polly Erickson (E-38)
Debbie Harvey (D-30)
Michele Hasz (E-37)
Richard Indermuehle (F-42, G-51)
Barb Jamerson (C-17)
Caroline McNair (A-8)
Susan Oberlander (B-10)
Tom Plachter (A-8)
Kay Tait (C-19)
Kathy Vorwald (E-39)

Present via conference call -

Barbara Cavalenes (D-27)
Heidi Grudzinski (C-24)

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II. Approval of Minutes of Previous Meeting – April 24, 2021

Motion made by Gene Cole to approve the minutes as written without change.
Seconded by George. Passed.

III. Report of Officers and Committees:

President Kania:

- Welcome to all present and by conference call.
- Successful winter with no water damage due to success of heat tapes

Treasurer Widick – Report Attached:

Reported that total operating and reserve cash amounted to \$183,684.

Property Manager – Lee Schultz (report read by Neal as Lee was out of town):

See Property Manager email dated July 14, 2021 and the attachment attached.

Highlights:

- Damage to the rec center Memorial Day weekend by unknown persons. A copy of an email dated June 5 dealing with the damage and rec center rules and regulations is also attached.
- Delay of dock installation due to milfoil removal.

Welcome and Social Committee – Carolyn Pfeiffer (report read by Gene as Carolyn was out of town):

See report attached.

Highlights:

- Welcome: Unit D-28 has been sold to Sandy & Jim Hanford.
- Social: All activities are running and well attended.
- 2021 owner directory is available in the rec center box owner folders.

Landscape Committee – Ginny Comber:

See report attached.

Highlights:

- Preen applied to rock areas with additions to Rock beds planned. Planting this year will include more perennials.
- Thanks to all committee members who have worked hard to improve the beauty of the BLPOA property.

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IV. Old Business:

Milfoil Issue - President Kania:

- Aquatic plant management has completed work to remove invasive weeds. Their report dealing with work done and details is to be received.
- “Observed that Brandy Lake is ‘overrun’ by milfoil based on a pontoon boat tour.”
- An association of Brandy Lake property owners is planned with an organizational meeting to be held at the rec center on the 24th. The goal will be to formalize a non-profit association to qualify for state of Wisconsin grant funding for milfoil removal. The removal would be at a cost far greater than lake owners could reasonably personally fund.

Charter/Spectrum Contract – Secretary Cole:

- To date, the support by Spectrum has been satisfactory. There have been few minor issues so far.
- An information sheet currently provided to new owners and residents which summarizes pertinent information dealing with the Spectrum services will be sent to all residents in a separate email.

V. New Business:

- **Election of one Board Member:**

Ramona Widick was re-elected. 31 of 56 eligible ballots were cast.

- **Election of Officers:**

Subsequent to the meeting, all of the officers were re-elected by board resolution (see attached).

VI. Owners' Open Forum –

- Status of and need for maintenance projects were discussed including painting of under-decks of second floor units and dead tree removals needed. Also, need for bench replacement and building power washing. Cost of power washing to be determined.

VII. Next Meeting Dates –

Fall meeting – Saturday October 16, 2021

Winter meeting – Saturday December 18, 2021

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VIII.Adjournment

Motion to adjourn by Gene Cole, second by George Oberlander. Motion passed. Meeting adjourned.

Respectfully Submitted,

Gene Cole
Secretary

BRANDY LAKE PROPERTY OWNERS ASSOCIATION
TREASURER'S REPORT
JULY 17, 2021 BOARD MEETING

As of July 17, 2021 we have \$44,610.15 in our checking account and \$139,074.14 in our reserve account.

All dues are paid thru June 30, 2021.

All submitted bills have been paid to date. The above totals do not include the milfoil removal as we have not received their invoice yet.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ramona Widick".

Ramona Widick
Treasurer

Gene Cole

From: Lee Schultz <lschultzupnorth@gmail.com>
Sent: Wednesday, July 14, 2021 2:41 PM
To: Neal Kania; Gene Cole; Sandra Hanford; George Oberlander; rgwidick@gmail.com
Cc: Ginny Comber; Kathy Vorwald
Subject: Property Manager Report - July 17, 2021
Attachments: Attachment.rtf

This is a short report as the property manager is on vacation.

The biggest owner concern this Spring was the availability of the Brandy docks. Due to the scheduled removal of milfoil in June, we initially installed only six piers. It became a concern when the milfoil removal was late June, but we did get the balance of the piers installed before owners brought more boats for the 4th of July holiday.

The garbage corrals and the G building lean-to built last fall have been painted.

Stone has been added around several buildings; details will be provided by the forthcoming landscape committee report.

I purposely kept this report short so the attached statement can be read at the meeting. Please enter it in the minutes.

Lee Schultz
Property Manager

Attachment to July 17, 2021, Property Manager Report

Note to all Brandy residents and their guests:

I'm writing this because there has been no response to the email Brandy Secretary Gene Cole sent to everyone on June 5.

Around the Memorial Day week end, individuals rendered the treadmill unusable, abused an electrical outlet in the exercise room, and left a mess of popcorn kernels on the carpet.

Then on the evening of Thursday, June 3, the same, or a different group, destroyed the rec center couch. That evening after the party, several beer bottles were found deposited in the garbage containers.

In over 15 years at Brandy this is the first such damage incurred on our campus. As a result of these acts, some owners have expressed the possibility of restricting or monitoring usage of the rec center. I am very disappointed that the party (or parties) involved in these acts have not come forward taking responsibility.

Please report any knowledge of these acts to me or a Brandy Board member.

Lee Schultz
Property Manager

Gene Cole

From: ehcjr1@gmail.com
Sent: Saturday, June 5, 2021 9:44 AM
To: 'ehcjr1@gmail.com'
Subject: Memorial Day Mayhem at the Rec Center
Attachments: BLPOA Recreation Center Rules v6.4.21.pdf

On behalf of the board and our property manager, this email is being sent to all residents for their information and consideration.

On Memorial Day weekend there were a few unpleasant instances at the Rec Center including -

1. Minor children were alone in the Rec Center -

Our rules state that children under 18 must be accompanied by a responsible adult.

2. Rec Center mess – the mornings after two nights of the weekend popcorn kernels were found to be strewn all over the carpet. Further, the lights were left on all night.

The Rec Center must be cleaned up after use and left in good condition.

3. Exercise room - an outlet was pulled out of the wall rendering it unusable. Further, a treadmill was broken.
4. The back of a couch was pushed off.

It is assumed that the damage and failure to clean and care for the rec center was caused by guests. Needless to say, all Owners/Residents must take responsibility for those visiting.

Each owner/resident is given BLPOA documents when taking occupancy. These include rules relating to the Rec Center.

A copy of Rec Center rules is attached for your information.

Gene Cole,
Secretary



**Brandy Lake Property
Owners Association**

**RULES & REGULATIONS FOR THE
USE OF THE RECREATION CENTER**

The Recreation Centers facilities are available daily for ALL HOMEOWNERS.

In return for its use, homeowners are asked to adhere to the following process:

1. To reserve the Recreation Center for PRIVATE use:
 - A. The homeowner will contact a BLPOA Director and indicate the date the homeowner desires to reserve the Rec. Center. The homeowner will be given the "Request for Private Use of the Recreation Center" form, which shall be completed and returned to a member of the Board of Directors. This must be done at least two weeks prior to the date of use. A notice must be posted by the homeowner on the three bulletin boards and on the door of the Rec. Center at least two weeks prior to the event.
 - B. A security fee of \$50 is required. If the inspection of the Rec. Center after the event proves to be satisfactory, the \$50 deposit will be returned to the homeowner.
 - C. The homeowner accepts responsibility for all persons attending and for fixtures, furniture and equipment, and contents of the Rec. Center.
 - D. The Recreation Center interior and the exterior area must be cleaned and ready for inspection by noon of the day following the event. If there is damage or if anything is missing, a member of the Board of Directors will authorize the needed repair and will bill the homeowner accordingly.
 - E. Once the homeowner has received the invoice covering the repair, they will have thirty days to pay for their assessed damage. Failure to pay for the damages within thirty days will result in a lien being placed on the homeowner's unit plus a \$25 late charge and penalties of 1% per month of each month the homeowner fails to pay the invoice. The homeowner will also be responsible for any and all attorney fees incurred as a result of their non-payment and actions to collect.
2. The users of this facility must be a minimum of 18 years of age or be accompanied by a parent, guardian, or have a responsible adult over the age of 21 present during the entire length of their usage of the Rec. Center



**Brandy Lake Property
Owners Association**

**RULES & REGULATIONS FOR THE
USE OF THE RECREATION CENTER**

3. The Brandy Lake Property Owner's Association, Inc. assumes no liability for an owner's personal property or monies which may be lost or stolen. Also, the Brandy Lake Property Owner's Association assumes no liability of bodily injury.
4. Decorations will be limited to those than can be affixed with masking tape. No other type of tape, wire, string, thumbtacks, nails, staples, etc. may be used for any reason.
5. Parking is limited to the area around the Rec Center. Under no circumstances may any car park in front of any other homeowner's garage, on any lawn area or otherwise undesignated parking area including the roadway to the recreation Center and Building A.
6. Due to the limited amount of space in the Center, the maximum number of people allowed for an event is 50.
7. In fairness to other homeowners, please ensure that your guests stay within the limits of the Recreation Center, attached decks and picnic area across from the entrance of the Rec Center.
8. No event may be held in the Center that, by its nature, would violate existing laws, statutes, or would in any way reflect poorly on the homeowner's association.
9. The Recreation Center is a SMOKE FREE ENVIRONMENT. Any violation of this policy will result in the homeowners being assessed the amount necessary to fumigate the premises to return the building to its normal environment The homeowner is responsible for cleaning up any and all cigarette and cigar butts in the exterior area around the Center.
10. The Recreation Center may be used for private events between the hours of 10:00 am. and midnight The Board of Directors reserves the right to terminate the meeting or activity at the Center st any time for any number of offenses, illegal, or loud activities.
11. The Recreation Center is a PET FREE ENVIRONMENT.

WELCOME & SOCIAL REPORT

July 17, 2021

Welcome – Unit D-28 has been sold to Sandy and Jim Hanford, current residents.

Unit B-12 owner, Jill Gustafson, has accepted an offer on her unit. However, the closing is set for July 28, 2021 and the buyer's information is not yet available.

Social - all activities are running and have been well attended by the condo residents.

- a new kayak/canoe group has begun with Caroline McNair in charge.

- after the damage was assessed to the couch in the Rec Center, I was instructed by Neal to purchase additional seating. Two new chairs were ordered from Amazon for a total cost of \$524 and are currently in place.

- a used ProForm XP treadmill was purchased by the Condo Association for \$100. It is available for use in the exercise room of the Rec Center

- The annual potluck picnic is planned for this afternoon, July 17, at 5 PM, chaired by Kathy Vorwald with members of the Social Committee.

Respectfully submitted,

Carolyn Pfeiffer

Social Chairman

LANDSCAPE COMMITTEE REPORT
JULY 17, 2021

Preen was applied to all the rock areas around property. It was effective in keeping out weeds so it will be applied next year.

Additional planting was done in the spring by the front walls. The goal is to have mostly perennials and less annuals.

Additional rocks have been added to rock beds around buildings B, C, and D. Buildings E, F, G, and A will be started soon. Hopefully our free-standing rock beds will have rocks added this year as well.

Last week the Landscape Committee met and walked the property and noted areas where trimming was needed, identified a few areas where shrubs, grasses and ferns needed to be added, and noted the need to put a wire cage around the new crab apple tree by B due to deer eating damage.

Please check the rock bed between C and D. You will see a wonderful work of art....a magnificent piece of driftwood which was hidden amongst pine trees on our property and moved to this spot.

Lastly, I can say that many owners have remarked about the beautification of our property. As I am mostly management, I would like to thank our committee laborers, Carolyn Pfeiffer, Sharon Coleman, Barb Jamerson, and Karen Duellman who have done so much "hands on" work to improve the looks of our property. Anyone interested in joining the committee is always welcome as well as suggestions for future work on our property.

Ginny Comber
Landscape Committee Chairman

CERTIFICATE OF CONSENT TO ACTION WITHOUT MEETING OF THE BOARD OF DIRECTORS

Certificate of written consent to action without meeting of the board of directors of Brandy Lake Property Owners Association, Inc. (the "Corporation") dated this 9th day of August 2021.

The Secretary of the Corporation Certifies that the Corporation is a corporation duly organized and operating under the laws of the State of Wisconsin.

IT WAS RESOLVED THAT:

1. The following individuals are appointed and confirmed as officers of the Corporation for a term ending upon election of officers at the annual meeting to be held in July 2022 or until replaced:

Neal Kania: President
George Oberlander: Vice President
Gene Cole: Secretary
Ramona Widick: Treasurer.

2. The officers were appointed based on replies of the majority of the directors to an email dated August 5, 2021 from the Secretary to each board member requesting a response to the approval of the re-election of officers elected in a board meeting of July 20, 2020.
3. Any one director or officer of the Corporation is authorized to sign all documents and perform such acts as may be necessary or desirable to give effect to the above resolutions.
4. The Secretary of the Corporation is directed to update the minute book of the Corporation, as appropriate.
5. This resolution may be executed in counterparts. Facsimile or scanned signatures are binding and are considered to be original signatures.

In witness whereof, I have duly executed this Certificate of Corporate Resolution this 9th day of August 2021.



Gene Cole, Secretary