

Maple Beach Property Holder's Association  
General Member Meeting Minutes  
June 2<sup>nd</sup>, 2018 8:30am  
Mallwood Estates Club House-Road 2

Meeting Order of Business:

1. Call meeting to order at 0838
2. Roll call of officers present
  - a. Nat Ross-President
  - b. Tom Nolfi-Vice President
  - c. Debi Rossi-Treasurer
  - d. Allison Epker-Secretary
  - e. Joe Rossi-Director
  - f. Katharine Kinderman-Director
  - g. LaVerne Luschinger-Director
3. Approval of meeting minutes from October
  - a. Question on meeting minutes 9. D. and 9 d iv-explain why the trees are going to be taken down
  - b. 19 motion to approve changes
  - c. 22- seconded
  - d. Motion carries
4. Treasurer's report
  - a. June 1<sup>st</sup>, 4,783.59. Taxes \$194.43, Alliant \$130.39, lawyer \$209, cpa for auditing \$425
  - b. 22 motions to accept treasurer's report
  - c. 43 seconded motion
  - d. Motion carries
5. Reading of communications
  - a. Updated on piers
    - i. 4 more slots open
    - ii. Open slots currently flooded-explained it was up to the person if they wanted to rent in the flooded area or not
6. Report of special committees
  - a. Welcoming committee
    - i. Recently received a list from Debi Rossi
      1. Welcomed Elaine and Todd Hepler
    - ii. Marcia Kappa Anderson informed the members and board that the committee is almost out of the gift of the trivets
    - iii. 22 made a motion to approve \$100 for 10 trivets for welcoming committee
    - iv. 32 seconded motion
    - v. Motion carries
  - b. Property committee
    - i. Nat has laminated copy of map of properties
    - ii. No other updates
  - c. Garden committee
    - i. Katharine Kinderman did weeding and mulched by the Maple Beach sign in the park
    - ii. Katharine Kinderman asked if anyone wants to meet after the meeting to discuss rotating who is going to pull weeds
  - d. Heritage committee
    - i. Michelle La Pean Usher informed the members she has no updates
    - ii. It was asked what this committee is for

1. Michelle La Pean Usher explained that she wanted to find out more about the history of MBPH
2. Put together old photos
- iii. Requested the board to send an email asking if anyone has any old information they would like to share
- e. Community events planning committee
  - i. The committee has had a few informal meetings
  - ii. The committee has decided to have a block party/carnival on Elm street
    1. Wants everyone to bring a dish to pass
    2. Wants everyone to bring drinks and eating utensils
    3. Jim and Andrea Belanger volunteered to set up a volleyball net in their yard
    4. Games
      - a. Been bags and ladder toss
      - b. 3 legged race
      - c. Spook and egg race
      - d. Pass the balloon
    5. The committee would like to ask Nancy Planter to do face painting for the kids
    6. Shooting for July 28<sup>th</sup> as the day of the block party/carnival
  - iii. Nat met with guys from Mallwood during trash clean up and they didn't want anything to do with a kickball tournament
  - iv. The trash day was discussed further
    1. Not many Maple Beach members were involved
    2. Mallwood paid for all garbage bags and food for cook out
  - v. A member asked if we are doing anything for Mallwood for letting us use their clubhouse
    1. Sent thank you card for letting from last meeting

## 7. Unfinished business

- a. Beach in park
  - i. Jim Belanger would donate first load of sand
  - ii. A member informed everyone that this has been brought up for many years and it has never happened as the sand will wash away when there are high waters
  - iii. Jeff Lowry informed the members that the DNR has restrictions
    1. Put down barrier to maintain foliage
    2. DNR only allows pee gravel
    3. Plant trees for shoreline
    4. Limited by what DNR allows
  - iv. Members have had conversations with Mallwood's members
    1. Mallwood paid roughly \$30k for beach area
  - v. Tom Nolfi read an email from Andrew Baker
    1. Flood plain use to be controlled by the DNR
    2. See attached document
  - vi. An option would be to move rocks and make layer to prevent erosion
  - vii. Topic is closed-not moving forward with it
- b. Parking spots in park
  - i. Brad M. said MBPH owns it. Joe Rossi said we do not have that in writing
  - ii. Keith Anderson said he spoke with Andrew Baker who said that it is MBPH
  - iii. We need to look into this
  - iv. Joe Rossi says it should be a deeded piece of property
  - v. Keith Anderson will look into this

- vi. Jeff Huberd asked why we don't just donate the road to the county
  - 1. Explained to Jeff that we need to figure who owns it before we can do anything
  - 2. Jeff Huberd lives on 11523 N Maple Drive and said that the road was donated and was blacktopped
- vii. Kay O'Connel said that it has been a private road
  - 1. Has been to the town board 3-4 times
  - 2. The town does not want the road
  - 3. No taxes are paid on it
- viii. Jeff Lowry reported information from 2005
  - 1. The county didn't want the cost of paving the road
  - 2. Other concerns
  - 3. Jeff Lowry stated that some people on the road don't want it paved
  - 4. Jeff Lowry says it is considered MBPH property
  - 5. No control over erosion-water is being re-directed into his property
  - 6. Debi said she would personally vote to hand it over to the town of Milton
  - 7. Tom Nolfi read another email from Andrew Baker
    - a. Road is dedicated to public-town of Milton the county owns
- c. Swing set in park
  - i. Laverne Luschinger and Eric Schmeling fixed the swing set
    - 1. LaVerne added cement around the poles that were not stable
    - 2. Eric Schmeling fixed the bolts
  - ii. Brad M. brought up that people walk away from park when they're on the swing set
    - 1. No one has reported any concerns to the board
    - 2. Topic closed
- d. Reading of letter from lawyer
  - i. Nat Ross read letter from lawyer
    - 1. Currently in litigation
  - ii. Brad M. asked if members should be worried
    - 1. Nat Ross mentioned that if the association is dissolved, someone will buy the park and do with it as they please
- e. Trees in park
  - i. Ray Harris has not been payed completely
  - ii. Contact Ray to finish cutting down stump
  - iii. Brad M. has been the contact in coordination with Ray Harris

## 8. New business

- a. Mowing of park
  - i. It was informed that the mowing of the park was out for bids
  - ii. Brad M. mowed the park last year for \$80 per mow
    - 1. Used MBPH lawn mower
  - iii. Local company bid \$58 per mow
    - 1. Will use own equipment
    - 2. Has insurance-no liability
  - iv. Brad M put in a bid for \$50
    - 1. Did not submit insurance verification
    - 2. Jeanine M said they were trying to get insurance but the board didn't give them enough time
    - 3. Informed Brad M. and Jeanine M. that park needed to be mowed and couldn't wait any longer
    - 4. MBPH also had to pay \$75 to CPA to have an I9 sent to Brad M.

- v. The board and members will re-discuss every year
- vi. Some members said he isn't mowing the entire park-including behind members homes
  - 1. Told the members that he may need direction in where to mow
  - 2. There are soggy areas that will not be mowed until they dry up
- b. Jeff Lowry asked to discuss roads that have now been vacated
  - i. 5 roads have now been vacated.
  - ii. Jeff Lowry requested easement between himself and Kay O'Connel to be vacated in 2006 and was denied by Kay
  - iii. Access to park has been primarily on lot line.
  - iv. Jeff has not infringed on property but has maintained it.
  - v. Putting foundation of pole barn at risk.
  - vi. Was excavated-didn't see in meeting minutes that it was discussed. The excavating was done by Tom Nolfi and was not approved by the association and has caused damage to Jeff's property.
  - vii. Scraper came in on tracker and changed direction of water.
  - viii. Asking if board would take a vote and vacate that easement.
  - ix. Per Kay, she has not consumed any property
  - x. Jeff wants to vacate (split in half) and Kay doesn't
- c. Leave this as open business
- d. Key Oconnel asked permission to put a drainage tile on both sides of her house (one on easement and one in park)
  - i. Informed Kay that the board needs direction in writing
- e. Marcia Kapa Anderson asked if coffee and doughnuts could be brought to meetings
  - i. 22-Marcia motioned to approve bring coffee and doughnuts to general member meetings
  - ii. LaVerne seconded motion
  - iii. Motion carries
- f. Kay O'Connel shared that Rock County's Clean Sweep is coming up and wanted to share that with everyone
  - i. See attached document

## 9. Elections

- a. Laverne used map to show the different districts and how each district should have a representative on the board
- b. 3 positions open-(Joe Rossi-Sgt of Arms, Laverne Luschinger-Director, and Katharine Kinderman-Director)
  - i. Members running are Laverne Luschinger, Joe Rossi, and Keith Anderson
  - ii. Laverne: 32 votes
  - iii. Keith: 40 votes
  - iv. Joe: 38 votes
  - v. All 3 members were majority voted on the board

10. Next meeting is October 6, 2018 at 8:30am at Mallwood Clubhouse

## 11. Adjournment at 10:15am

- a. 19 motion to approve
- b. 43 seconded motion
- c. Motion carries