

Draft

Maple Beach Property Holders, Inc. October 25, 2025 General Membership Meeting Minutes

Quick recap

The meeting began with administrative matters including agenda approval and introductions, followed by a review of the association's financial status and discussion of electronic billing methods. The board addressed various legal matters involving property disputes and park land usage, including concerns about conflicts of interest and the need for community involvement in ongoing lawsuits. The conversation ended with updates on association management and a reminder about website monitoring, along with a gift card drawing.

Beginning of Meeting

Call to Order

Rick called the meeting to order at 9:06am

Rollcall of officers present

Geri Nolfi, Shawynn Zaremba, Donna Nolfi, Erin Rossini, Joe Rossi, Alice Van Buskirk, Rick Richardson - present at the meeting. Jamie Frantz could not attend

Confirmation of Public Notice

The meeting was confirmed to be posted to: MBPH website, Facebook, The Newville Mobile, Carl's Shell and Deegan's Our Own Hardware.

Agenda Approval

Rick suggested and asked for an adjustment to the agenda of Quorum confirmation to be before a vote on the Meeting minutes from June 2025. Motion by Joe, 2nd by Shawynn, Motion carried unanimously by voice vote.

Address from Secretary

Rick addressed the members and thanked them for attending. He explained that Joe had resigned as BOD President and Geri resigned as Vice President. As a result, and in the absence of these two officer positions, Rick would be facilitating the meeting. It was also noted that MBPH currently does not have a President or Vice President. Rick emphasized the importance of asking questions and provided an overview of the MBPH, Inc. Code of Conduct. He also explained that the meeting was designed to be informative.

Reading of Code of Conduct

Alice read the Code of Conduct

Confirmation of Quorum

Quorum was confirmed with 28 members and proxies votes available for the meeting.

Confirmation of Meeting Minutes

June 7, 2025 General Membership Meeting Minutes were available on the MBPH website and at the meeting. Motion to approve minutes by Joe Rossi, Second by Dave Bersing. Motion carried unanimously with voice vote.

Treasurer's Report and Budget Overview

Donna presented the financial report, highlighting that the current checking balance is \$1,949.34, with \$400 received in dues at this meeting for a total of \$2349.34. She mentioned that the Alliant Energy bill and website fees are automatically deducted, and she handles landscaping invoices by sending checks. Donna also discussed a refund of \$1,392 from Frank's Law Office for legal work related to adverse possession lawsuits, which has since been taken over by the insurance company and assigned to a different law firm. She noted that the fiscal year starts in January, with budget discussions typically occurring in June.

The board discussed the availability of electronic billing methods. While electronic payment is not available, members expressed interest in having this option, and MBPH is open to exploring it. Venmo was identified as the preferred option over Zelle due to its wider usage and fewer technical requirements; however, it was noted that Zelle may also become available in approximately six months through Blackhawk Community Credit Union.

Report on Special Committees

The BOD also reviewed the status of special committees, noting low interest in the Property Garden Heritage and other community events committees, while expressing interest in reviving the Welcoming Committee to provide information to new homeowners.

The BOD and members discussed the committees, deciding to continue focusing on welcoming new members while possibly discontinuing other committee reports. Marcia Anderson expressed interest in managing the Welcome Committee. It was also noted that Philip Smith was taking care of the Maple Beach Park sign and landscaping. Thank you Philip!!

Public Participation

The BOD addressed concerns about conflicts of interest regarding the Tom & Donna Nolfi Trust lawsuit, with BOD noting that this topic would be added to the discussion agenda. The board

also reviewed property ownership details, including new properties and the need to update contact information with the closing company.

Member #85 raised a concern regarding a potential conflict of interest, noting that a Board member who is involved in the lawsuit is also serving on the Board of Directors. Donna stated that she has recused herself from all voting on matters related to the lawsuit. Alice and Geri are related to Donna, as well, but not part of the lawsuit and have not recused themselves from voting despite it may indicate some bias.

George Thompson expressed concern that the letter sent to members about the lawsuit appeared to indicate that it pertained only to the park area and not to property located behind individual homes. Rick and Joe clarified that the letter and the lawsuit address the park property behind the houses, which is owned by MBPH and is not private property.

The board discussed a lawsuit involving adverse possession claims over park land, with the BOD explaining that while three board members (Donna, Geri, and Alice) have conflicts of interest due to family relationships with plaintiffs, they were dismissed from relevant meetings and the matter is now in legal hands. The BOD clarified that while the by-laws lack specific conflict-of-interest provisions, all board members have signed a code of conduct requiring them to recuse themselves from voting on matters that could benefit them personally or their family, neighbors or friends. The board acknowledged ongoing concerns about potential conflicts of interest.

Park Land Lawsuit Discussion

The board discussed the lawsuits involving park land and clarified that while some members have personal interests in the park, conflicts of interest are unresolved. The BOD confirmed that the lawsuit seeks to claim three areas of park land, though the exact boundaries are not yet specified in the Thomas and Donna Nolfi Trust Adverse Possession claim documents. The board agreed to set up specific rules to prevent future conflicts of interest, and members were encouraged to email the association with any questions about the lawsuit materials.

During discussion Kathryn Kinderman explained her position on the park. “ Well, I'm trying to let you know that I walk the park. I've never had an issue walking the property, I've never had an issue in a confrontation with anybody on the property. “

Park Legal and Maintenance Updates

The meeting included a discussion of the current status of lawsuits against the association. Insurance is covering the legal costs, except for deductibles which could be \$1000/lawsuit and any unknown expenses relating to the lawsuits in the future. The BOD explained that the park property was donated in 1951 and emphasized the importance of maintaining access to the park. They noted that the WI DNR has approved a 6-foot wide path located 15 feet from the shoreline, which may be surfaced with wood chips.

The membership previously approved an increase in pier lease fee with the additional funds placed in a segregated account. The segregated account fund is designated for park maintenance and improvements to the shoreline and pier access. The total pier lease fee is \$250/year, of which \$150/pier lease is specifically allocated to the segregated fund for the park.

Property Lawsuits and Community Collaboration

The meeting focused on ongoing legal issues regarding property and park usage, with the BOD explaining that the association is involved in three lawsuits and emphasizing the need for community collaboration rather than litigation. The BOD clarified that the association manages only the park and not private properties, and encouraged members to attend public hearings and share relevant information to the current litigation. The conversation ended with a reminder to monitor the association's website for updates and a gift card drawing for a local business.

Michele LaPene spoke to the membership and encouraged the membership to find common ground and that we should not be in legal battles amongst ourselves.

Gift card drawing

Gift card for \$25 to Carl's Shell drawn for #46, Gift card for \$25 to The Lakehouse Inn drawn for #72

Adjournment

Motion to adjourn: Joe Rossi, Second Dave Bersing, Motion carried

Next steps

Donna : Deposit \$100 in dues by Monday

Donna : Set up new Venmo account for electronic billing

Donna : Work with Credit Union on Zelle program implementation

Donna : Update website with electronic payment options once available

Marcia: Handle welcoming committee duties for new homeowners

Marcia: Get contact information from closing companies for new property owners

Phillip: Continue gardening work at the park

Board: Post lawsuit updates and hearing dates on website when available

Board: Create map format showing all three adverse possession claims and post on website

Board: Post information about land parcels being claimed by Nolfi once exhibit is received

Board: Respond to member questions sent to association email

Board: Consider establishing specific rules to prevent conflicts of interest moving forward