

Maple Beach Property Holder's Association
General Member Meeting Minutes
October 3, 2020 8:30am
Lake House Inn

Meeting Order of Business:

1. Call meeting to order
2. Roll call of officers present
 - a. Joe Rossi – President
 - b. LaVerne Luchsinger Jr. – Vice President
 - c. Debi Rossi – Treasurer
 - d. Elizabeth Luchsinger – Secretary
 - e. Andrea Belanger – Director - Absent
 - f. Tommy Colbert – Director
 - g. Eric “Rick” Richardson – Director
 - h. Allison Epker – Director
3. Confirmation of meeting notices
 - a. Elizabeth Luchsinger confirmed that the meeting notices were posted at Carl’s Shell, Mobile Gas Station on Hwy 59 and Lake House Inn. The notice was also posted on the Maple Beach Property Holders FaceBook page and emailed to members with email addresses. The meeting dates and times can also be found on the association’s website.
4. Quorum verification
 - a. Prior to moving forward with voting on various topics, we verified that a quorum was present. There were 26 properties represented out of 134 properties, so we meet the 20% quorum requirements.
5. Approval of meeting minutes from June 6, 2020.
 - a. A motion to approve the June 6, 2020 minutes was made by Katherine Kinderman (27) and seconded by LaVerne Luchsinger (3). Motion carried.
6. Treasurer’s report
 - a. The Treasurer’s report was emailed out prior to the meeting.
 - b. The balance as of today is \$600.12.
 - c. Debi mentioned that since BMO Harris Bank closed in Edgerton, we moved our checking account to BlackHawk Community Credit Union.
 - d. We currently owe \$1,500 to the attorney from the lawsuit.
 - e. Debi Rossi (72) made a motion that we donate \$50 to The Lake House Inn each time we use the facility for a meeting. Keith Anderson (39) seconded the motion. Motion carried.
7. Reading of communications
 - a. Elizabeth Luchsinger read the letter that was sent from the MBPH Board of Directors to the Boomfest organizer via certified mail. The letter notified the organizer that he needs to seek approval from the MBPHs before giving anyone permission to use the park.
8. Report of special committees
 - a. Welcoming Committee – no new members.
 - b. Property Committee –
 - i. Jeff Lowry brought up his concern again regarding the wetness of the park, erosion and trees dying. He hasn’t been able to get a response from the state agencies that he has contacted due to the current pandemic. Soil samples are \$25 each. Jeff mentioned that there is garbage accumulating and burn piles in the park. Jeff provided pictures of the park for the members to see. The Board of Directors suggested that if a member sees something happening at the park that shouldn’t be, then the member should contact a Board member to address the situation. If

someone is dumping something at the park, the member should call the police because there should be no dumping. Jeff will obtain a new map from the county and a letter will be drafted to send to the member that live by the shoreline to notify them that if alterations are made to the property, the Board must approve it. Member will also be notified that piers cannot be stored on Association property.

- ii. Keith Anderson stated that one of the trees at the park was approved to be cut down but since the Association doesn't have the funds, he would like to raise the funds to have the tree removed. The Board President stated that the Board would need to be notified before any trees are cut down. Keith will need to notify the Board once he has raised enough funds.
 - c. Garden Committee –
 - i. Marcia Kapa Anderson cleaned up around the park sign, put mulch down and scraped/painted the park bench. The members are very thankful for her efforts.
 - ii. The snow fence will need to be put up in the next couple of weeks.
 - d. Heritage Committee – no updates.
 - e. Community Events Planning Committee – no updates.
9. Unfinished business
- a. At the June 2020 meeting, Bob Garza proposed adding a sand volleyball court to the park. Bob contacted the town and Rock County and discovered that MBPH can put any non-permanent structure on the property as long as it isn't on the flood plain. The Board will take donations for the sand volleyball court and put together a plan before any action is taken.
10. New business
- a. Pier Renewal Timeframe – Elizabeth Luchsinger (3) made the motion to change the Pier Agreement to state that current members who are renting piers have until December 31st for first right of refusal for the following year. So, on January 1st other members could opt to reserve the pier. LaVerne Luchsinger (13) seconded it. Motion carried.
11. Adjournment at 9:00 am
- a. A motion to adjourn the meeting was made by Keith Anderson (39) and seconded by Katherine Kinderman (27). Motion carried.
12. Next meeting is June 5, 2021 at 8:30am at Lake House Inn.
- a. Next meeting agenda – extend lease agreement for piers