

Maple Beach Property Holder's Association
General Member Meeting Minutes
June 5, 2021 8:30am
Maple Beach Park

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.
5. Approval of meeting minutes from October 3, 2020.
 - a. A motion to approve the October 3, 2020 minutes was made by xxxxx (44) and seconded by Katherine Kinderman (27). 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 \$5,085.54.
 - c. We owed \$1,000 to the attorney from the lawsuit but that amount was written off by the law firm.
7. Reading of communications
 - a. Elizabeth Luchsinger notified the members that the Board received an email from Charles Sweeney, an attorney with Axley Brynelson, LLP in Madison. The email wasn’t read aloud to all the members, since the topic would be covered in depth during New Business.
8. Report of special committees
 - a. Welcoming Committee
 - i. Twyla Garza volunteered to head the Welcoming Committee.
 - ii. New members introduced themselves.
 - b. Property Committee – no updates
 - c. Garden Committee
 - i. Bruce Biedenharn and Cheryl Hanson volunteered to be on the Garden Committee.
 - d. Heritage Committee
 - i. Michele La Pean-Usher retired from teaching and is able to dedicate more time to the Heritage Committee now.
 - e. Community Events Planning Committee
 - i. No events in 2020 due to COVID.
 - ii. Need members to volunteer to organize events.

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. Members had many ideas about how to improve the park – horse shoe pit, volleyball net on tires so it can be moved, etc.
- b. Twyla Garza volunteered to create a survey to send to members to see how the members would like to use the park. Debi Rossi seconded it.

10. New business

- a. Attorney Charles Sweeney presented at the meeting. He represents Keith Anderson & Marcia Kapa-Anderson, Christopher Johnson, Todd & Elaine Helper, Bruce & Suzanne Biedenharn, Tom & Donna Nolfi, Jim Mushan, Kevin Mohr, and Joe & Patty Janowiak regarding their pier leases. From Charles' email, "Some of the people who have the current pier slots live relatively close to their pier and it provides an easy access for them. On behalf of my clients, we are suggesting a way to generate some funds for the Maple Beach Property Holders, Inc. We are suggesting that if one of the parties holding the seasonal slot were to sell their property that the slot could go with the property. This would be beneficial not only to my clients, but anyone who would have a pier slot. In the future, there may even be common piers owned by the association with more boat slots. The assignability would also be available to those who are further off the property by having the slot be assignable to a new property owner. In other words, we would like to see the slots run with the land. Obviously, if the buyer was not interested in the slot it would go in the normal course to the next person who desires to have a slot. We suggest adding language to Paragraph 2 of the Lease as follows: *However, this lease, and or pier rights can be transferred to a buyer of the property currently having a pier slot. A transfer fee of \$1,000 must be paid to the Association for the transfer. If buyer of the property and pier slot declines to pay the transfer fee and accept the pier slot, the slot shall be assigned through the existing procedures.*"
- b. The Board will compile a list of options to send out to the members, so a vote can be taken during the next meeting.

11. Elections

- a. Todd Hepler, Bruce Biedenharn and Brian Leonard introduced themselves. Elizabeth Luchsinger shared a little about Bob Garza from his application since he had to leave the meeting prior to elections.
- b. Debi Rossi decided not to run so her name was removed from the ballot. Therefore, there was 5 open Board positions and 5 members running for those positions. A motion to accept all 5 candidates on the ballot was made by Michele La Pean-Usher (19) and seconded by Jeff Lowry (33). Motion carried.

12. Adjournment

- a. A motion to adjourn the meeting was made Katherine Kinderman (27) and seconded by Brenda Block (138). Motion carried.

13. Next meeting is October 2, 2021 at 8:30am at Lake House Inn (or alternate location if Lake House Inn isn't available).

- a. Next meeting agenda
 - i. Trees near the shoreline
 - ii. Clarify access point for putting in piers
 - iii. Common area clean-up
 - iv. Verify number of piers available
 - v. Pier waiting list
 - vi. Vote on pier slot proposal