

Maple Beach Property Holder's Association  
General Member Meeting Minutes  
June 1, 2019 8:30am  
Lake House Inn

Meeting Order of Business:

1. Call meeting to order at 8:40 am
2. Update on lawsuit – Attorney Kristin Pierre
  - a. The board attorney, Kristin Pierre, was present at the meeting to give an update on the current lawsuit. As part of the lawsuit, Kristin was asked to restate the Articles of Incorporation and the Bylaws, so they could be approved by the plaintiffs and filed with the State of Wisconsin. Kristin presented copies of the restated Articles of Incorporation and Bylaws to the members as well as a list of proposed changes that the board would like to bring for a vote at the October 2019 member meeting.
  - b. Kristin stated that there is a hearing scheduled for June 4, 2019. The hearing is mainly just a status conference for the plaintiff's attorney to inform the court has many signatures he has obtained for the settlement agreement, etc. Kristin thought that the matter should be settled no later than the middle of June.
  - c. Joe Rossi asked Kristin about the ability of the plaintiffs to vote since the settlement agreement hasn't been finalized yet. Kristin indicated that since the agreement isn't finalized, the plaintiffs are not able to vote at today's meeting. Voting rights are restored when the settlement is finalized.
  - d. Jeff Lowry asked for clarification on the liability status of the association. The board members clarified that we do not currently have insurance for the association property or board of directors due to the lawsuit. As soon as we have a settle lawsuit then we can obtain insurance again. Jeff expressed concerns about infringements in the park and equipment in the park since there is no insurance.
3. 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
  - f. Tommy Colbert – Director
  - g. Eric “Rick” Richardson – Director
  - h. Allison Epker – Director
4. Confirmation of meeting notices
  - a. Elizabeth Luchsinger posted the meeting notices on May 1, 2019 at Carl's Shell, Mobile Gas Station on Hwy 59, Facebook Maple Beach Property Holders page, Lake House Inn, and in the Edgerton Reporter. The notice was also in the 2019 Member Newsletter that was emailed to members and on the 2019 invoices that were sent to members.
5. Approval of meeting minutes from October 6, 2018
  - a. Since there was not a quorum, the October 6, 2018 meeting minutes could not be approved. There were no questions regarding the minutes at this time. The minutes will be included with the October 2019 meeting notice and will be voted on at the October 2019 meeting.
6. Quorum verification
  - a. Prior to moving forward with voting on various topics, we verified that a quorum was present. There were 21 properties represented out of 133 properties, so we did not meet the 20% quorum requirements. No matters would be voted on during the meeting.

7. Treasurer's report
  - a. The balance as of today is \$6,268.61.
  - b. Joe Rossi informed the members that a financial audit is done every year.
  - c. Joe also mentioned that we will need to continue to pay the attorney until the lawsuit is settled. He suggested that if any members have questions for the attorney, that they be sent to one of the board members, so we can consolidate the questions into one email and hopefully reduce the amount of charges acquired.
8. Reading of communications
  - a. No communications at this time.
9. Report of special committees
  - a. A list of current committee members was available for members to review as well as a sign up for members interested in joining a committee.
  - b. Welcoming Committee – Debi was present. Debi sends new resident information to Marcia and Marcia presents new residents with a trivet and welcomes them to the neighborhood. A member asked if any of the new housing developments were part of our association. Joe Rossi indicated that there hasn't been a request to add any new developments to our association.
  - c. Property Committee – Vern was present. Vern indicated that it would be beneficial to have a board member from each section of the neighborhood. The map of these sections is available through the Rock County Real Property Department. A copy of the map was available at the meeting. Elizabeth Luchsinger will try to obtain a PDF version of the map and put it on the website.
  - d. Garden Committee – Katherine Kinderman was present. She stated that she did some clean up last fall at the park and has some Preen that she would like to put down once the ground dries up a little bit. Keith Anderson stated that he has two bags of mulch at his house right now that he would donate to be put around the sign. Katherine will get the mulch from Keith in June and clean up around the sign in the park.
  - e. Heritage Committee – no one present to represent the committee.
  - f. Community Events Planning Committee – Andrea Belanger was present. Earth Day clean up took place in conjunction with Mallwood residents. More events will be planned for later this year.
10. Unfinished business
  - a. None
11. New business
  - a. Piers
    - i. Piers are still available but on hold until insurance is obtained by the board. Pier agreements can be found on the MBPH, Inc. website.
    - ii. The board needs to determine a way to mark the pier spots, so they are consistent each year.
  - b. Lawnmower
    - i. The lawnmower was sold to Allison Epker.
    - ii. There was one bid for lawncare this spring. It was the same company that provided lawncare last year.
  - c. Insurance
    - i. Due to the current lawsuit, the board is unable to obtain insurance. Therefore, the park must remain closed. Last October there were closed signs installed at the park but those signs were maliciously removed since the person that installed them was not the one who removed them.
    - ii. The board was able to obtain an insurance quote from State Farm that would begin as soon as the lawsuit settlement agreement is finalized. The total annual premium for the proposed insurance is \$2,461.00. The board would be able to make monthly

payments once the policy is in effect. Once insurance is in place, we can hopefully find more affordable insurance.

d. Road by park

- i. Debi Rossi indicated that the road by the park is owned by all the members on that street. It is a privately-owned road.
- ii. Keith Anderson indicated that the road is going to be graded on a monthly basis. Joe Rossi indicated that Keith Anderson should notify the members on the road prior to the grading taking place.

12. Elections

- a. Since there was not a quorum, elections will be postponed until the October member meeting. The current board members will remain in place until elections take place. The ballot will remain the same.

13. Adjournment at 9:45 am

14. Next meeting is October 5, 2019 at 8:30am at Lake House Inn.