

UNAPPROVED 2013 ANNUAL MEETING MINUTES

MINUTES OF THE ANNUAL MEETING OF OWNERS OF BRADFORD POINT PROPERTY OWNERS ASSOCIATION, INC. DECEMBER 28, 2013

1. Call to Order by Presiding Officer. President Bob Burress called the meeting to order at 9:02 AM. He welcomed new owner Patrick Michalkiewicz and asked the others in attendance to introduce themselves and say a few words.
2. Roll Call and Certification of Proxies. Roll call was taken and certification of proxies was determined by Secretary Joyce Komperda. Nominees present and present by proxy – 44 signifying a quorum to do business.
3. Proof of Notice of Meeting or Waiver of Notice. Proper notice of the Annual Meeting was delivered and the materials sent out on November 20, 2013, more than 30 days in advance of the meeting in accordance with the By-Laws.
4. Reading and Disposal of Meeting Minutes. Bob asked if there were any questions, corrections, additions, and Mary Jo MacSwain asked that Bill Colwell's name be corrected. A motion was made, seconded and passed to accept the Minutes of the December 28, 2012 Annual Meeting.
5. Reports. Treasurer's Report. Bob stated our assessment in 2013 was \$205/mo, and our starting cash flow at 1/1/13 was \$12,940; he said Kirk sold old pier sections for approximately \$5K and part of that was used to purchase a few extra pier sections for Bill Beach who designed and built a new remote control boat shore station lift at his cost of about \$12K and donated the lift to BP; received nothing from Clark Beverly in 2013; we will have approximately \$11,300 in cash to start 2014. Kirk then was asked to report on some of the items he oversees and controls. He mentioned the squirrel infestation at Patterson's and Tomlin's units; installed hand rails at Drakes unit and a number of other channel units will receive the same next spring; a new downspout installed at Kinet's unit/garage so the garage will not be flooded going forward; experimented with a new roof cleaner that will be used going forward; new deck staining product which is a bit more expensive than old one, but which will last longer. He mentioned the next big project probably will be roofs within the next 10 years or thereabouts. There have been some roof leaks that Kirk has been able to take care of; tons of sand had to be put down last winter due to severe ice storm and some maintenance equipment was over \$500 because of equipment breakage. Bill Colwell asked if we should look at other buildings roof vent structures regarding squirrel infestation and Kirk said no. In response to roof replacement, Kirk said we would be looking at all types of materials. John Eckardt mentioned he had a wasp infestation in 2012, and asked who is responsible for this. Bob said the association is not responsible for anything that enters units unless due to construction flaws and that doors and windows are owners' responsibility, and if they enter that way, it is the owner's responsibility. Drake, Cox and Remy had bee infestation in the past and Kirk was able to take care of that. Greg Patterson stated that the company who dealt with the squirrels corrected the problem without entering into his or Tomlin's house, and that the squirrels that did enter the living area, and subsequent internal damages, were handled by the homeowners directly at their expense. Tony Augustine made the point that he felt the entry point and resultant damage is the association's responsibility. This is not clearly defined in our documentation and

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should be looked at this coming year. Tony Augustine said we should look at Epay for decks. This is a natural product which he has used successfully. Again, we will look at everything that is available.

- President's Report.* Bob said owner access to the website can be gained by owner's last name and their four digit unit number. Kirk added his master monthly calendar which shows when the scheduled work is to be accomplished. The timetable for fertilizing the lawn, bush trimming, etc. are examples of this, plus all BP legal documents are now categorized together. Owner contact sheet info will be put on the site which can be accessed via the hover map, i.e. placing cursor over a unit will bring up the info that that owner provided. At some point we will add info about units for sale. Kirk's health insurance is \$387/mo through 12/31/14. We will see what Obamacare has to offer later this year that might be cheaper and a better plan. We have discussed with Kirk that if premiums go up significantly in 2015 that he may have to contribute a portion, and he has agreed to do this. Bob said we now have a finely tuned operating machine at BP due in a great part to Kirk. Kirk has been taking on more tasks which gives the Board more free time to spend on future needs. There are now procedures and policies, etc. on the website, all of which took a great deal of time to put together. Before Kirk goes on vacation, we will have a complete cheat sheet for whatever Board member will be on the property while he is gone giving all info that might be needed in case of emergency or weather situation. Kirk will be on vacation in February and Frank will be working in his place. This year the Nominating Committee spent a great deal of time interviewing and selecting candidates for the coming two years. Bob stated that Lawrence Kinet will be President, he, Bob, will be Vice President, Brian Lipman, Treasurer, Joyce Komperda, Secretary and Greg Patterson, Director. Bob then stated that the area around and below the bridge on the Walsh property has become a stagnant, smelly pond. We are in the process of getting the DNR involved to see if we can fill it with stone, put soil on top and plant grass and also remove the bridge. We have a professional who is helping with this process, and she is working with the DNR. The Walshes are unable to sit on the deck or open doors or windows because of the odor. There are also so many potential health issues involved. Bob also mentioned there are four new owners, and that the market has come back somewhat. Bob said he does a formal evaluation with Kirk of Kirk's performance for the year. Bob read the nine points he has developed over time why Kirk is so valuable to BP as Property Manager.
6. Nomination and Election of Directors. Bob thanked Dee, Bev and Joyce for their service over the past two years, and the new Board members for a two year term are Lawrence Kinet, Greg Patterson and Joyce Komperda.
 7. Old Business. *Clark Beverly Update.* Bob said there is \$47,364 of unpaid assessments as of 9/30/2013. We will probably look to the law firm of Foley & Lardner to see what we can legally do to resolve this issue. Bob then talked about six options that are available to us, but for confidentiality purposes they will not be listed here. Bob stated the property taxes on these two lots were \$2400 in 2009, \$9.17 in \$2010 and then went to \$445 in 2011. The two lots are now

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- combined and are staying at the \$400 range. Glenn Schiffman has been personally paying these taxes. *Unit 105/106 Status.* The landscaping has now been completed. The remaining work will be to blacktop the drive in early summer and to clean up the debris around the edge of the planted perimeter. Bob expressed desire that this be done as soon as better weather permits.
8. Approval of Operating Budget for 2013, Special Assessment. Maintenance fees for 2014 will be \$210/mo. John Eckardt asked if the cost of maintaining garages has increased. Kirk said yes because staining product cost has risen, but the cost per garage is overestimated and costs have not yet caught up. Things will change when we have to replace roofs. The special assessment includes building a rock wall in front of Gapinski unit, black top the road where shore stations are located in the winter, and purchase a portable covered storage unit in which to place some equipment that is stored outside, also to be placed on the septic field where the shore stations are wintered.
 9. Other New Business. Minocqua Pest Control has given us a proposal on doing entire property for a fee of about \$240/unit. 42% of owners have this service. This would cover units/garages for \$12K/yr, which would be \$20/mo per unit which would take maintenance fees from \$210 to \$230/mo. They would want payment first thing in spring. Bob said he would like to get some literature to be mailed to owners. Bob read the Limited Common Area Policy regarding outdoor decorations which was included with Annual Meeting materials. Mary Jo Mac Swain asked if we needed to relook at having a reserve account regarding the larger items that are coming up in the future. Bob said this has been discussed over time and owners have not been in favor. After further discussion, the issue will be revisited this coming year.
 10. Adjournment. A motion was made seconded and passed to adjourn the meeting at 11:00 A.M.

Respectfully submitted,
Joyce Komperda, Secretary