

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD OF DIRECTORS' MEETING

WEDNESDAY JANUARY 24, 2024

MINUTES

In Attendance: Scott Ghysels, President; Chris Cooke, VP; Mark Whitman, Legal Dir.; Noah Blanchard, Secretary; Eileen Sciscoe, Treasurer; Gabe Grigonis, Buildings and Grounds Dir; Brianna Wagner, Recreation Dir; Kat DeFabrizio, Trustee; Tracey Smolder, Trustee; Jess Hatke, Office Manager; Beth Festa, Bookkeeper; Jon Tversland, member

Call to order: 7:06pm

1. Reading of the Minutes of the December 20, 2023 Meeting. Motion to waive reading by Mark, 2nd by Chris motion carries (copy of minutes provided)

2. Board Reports.

a. VP - We expect to receive our portion of the settlement check (less legal fees) from the settlement with the town re: Kelly Bill/snow removal from the legal team later this week.

b. President - Information about snow plowing and suite with the town will be in the newsletter.

c. Road Director - Sergio has resigned from the position. Move to appoint Jon Tversland to the position of Road Director - Unanimously approved.

d. Buildings and Grounds - No report

e. Treasurer - No Report

f. Recreation - Cabin Fever on 3/2; Prom night /steam punk/Elegant; DJ is booked; Brianna wants a photo booth; still looking into food or dessert bar. Time machine decorations.

- needs someone to run the Easter Party, she will not be available - going to start on that tomorrow. Also Brianna must have at least 2 volunteers for every event or event will be cancelled

3. The following contracts are being put out to bid:

- A. Janitorial
- B. Landscaping
- C. Lake Water Testing
- D. Road Sweeping

4. Appointment of Road Director - see 2.c.
5. Bureau of Fire Code Enforcement - Yearly renewal completed. (\$512, next fire inspection around July)
6. Extend Membership to 5 Bantry Court - Motion to approve by Noah, 2nd by Marc; all in favor. Paperwork will be filed with attorney.
7. Dam Update: Monitor areas from report for now (consider monthly photos). GZA will return and re-assess.
8. Update Website - update/overhaul needed; bring suggestions/ideas to next meeting.
9. New Business -
 - a. Can we revisit the digital sign out front?
 - b. Front & Downstairs doors need repairs
 - c. Concerns about (lakefront) property owners not paying dues but still accessing the water. What recourse do we have?

Close BOD meeting open legal meeting 8:05