

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD MEETING

WEDNESDAY, OCTOBER 15, 2025

MINUTES

In Attendance: Devin Welch, Secretary; George Tadiello, Building and Grounds Director; Mark Whittman, Legal; Jess Hatke, Office Manager; Carryl Daza, Roads Director; Susan Blanchard, Recreation Director, Tracey Smolder, Trustee; Kat, Trustee

General Members in Attendance: Joseph Geraci, Bret Graff, Denise Achesen, Sue Heinz, Cathy McCartney, Lisa Mack, Melissa Rogiers

Motion to call meeting to order by Susan 7:13PM, second by Devin

1. **Motion** to waive reading of minutes by Carryl, Second by Tracy
2. **Board Reports:** REC- 2 Fire Pit Fridays, they were successful, Halloween dance this coming Saturday, breakfast with Santa is December 14th 10am-12pm need volunteers to flip cook, George volunteered to help, indoor movie nights throughout the late fall/early winter, Cabin fever will be February 28th, B&G- thanked Susan for, docks are being loosened in the upcoming weeks to prepare for ice, outside deck was “soft washed” and will be painted either this year or early next year, VP- Scott has resigned as president for personal reasons, Dave will be stepping up as interim president, thank you to Jay & lifeguards for a good season, suggestions welcome to maintain goose feces.
3. **Pond** on Pond Dr- cat tails are up on a members property, the town does not own this pond.
4. **Wagon Wheel Pond-** more gravel needs to be laid on boat ramp, shoreline could not be treated due to low water levels, LMS will be returning this week to attempt to treat the shoreline
5. **Reminder-** general meeting is next Wednesday October 22 @ 7:30PM

6. **Bylaw Committee** will be formed at the next meeting to discuss certain changes that need to be addressed. Committee will be aiming to start in January, looking for members in good standing & a few board members to be apart of this committee. The goal is to improve the community and make certain processes more efficient and make information more clear and precise for the general membership.
7. **New Business-** There is concern that there is inaccurate information on the ballot and a lack of ballots being sent out. Lisa Mack and Joseph Geraci were nominated for board positions but they were left off of them, a new procedure will be put in place and the election will potentially be pushed back to December so that it is fair to all members. Jess Hatke put all names that she received on the ballots and they were brought to the post office according to our bylaw standards. Somewhere along the line there was an issue with the post office. If in accordance with the bylaws, the community would like to void the entire ballot and have a fresh new election. We have to look into if ballots can be returned via email & in person rather than by mail and if they can be sent out electronically as well as by mail. During our legal meeting, we will put a plan in place as a board. The community is also requesting to look at the budget, according to the bylaws they have to be presented by the bookkeeper. Currently, members have to come into the office and request the budget&expenditures. A financial committee needs to be put together according to bylaws. The lack of attendance by community members for board meetings and general meetings is a major factor as to why there are so many questions. Zoom was brought up as an alternative to attending meetings in person, the consensus from the general meeting was no. We will bring this up again at the next meeting.
8. Motion to close meeting by Susan, second by Mark, meeting closed at 8:02PM.