



Board Meeting Minutes - February 28th, 2026

Attendees

Gretchen Peterson, President
Amy Volkmann, Vice President
Vickie Fugazzotto, Treasurer - Excused Absence
Barb Berken, Secretary
Carin Tio, Director - Excused Absence
Terry Anderson, Director
Jesse James, Director - Excused Absence

Meeting Call To Order:

Meeting Called to Order 9:30 am CST

Approval of Previous Meeting Minutes:

Approval of January 14th, 2026 Board Meeting Minutes:

Motion:	Motion made by Gretchen Peterson to approve the previous month's minutes.
Second:	Amy Volkmann
Discussion:	None
Action:	Motion Passes

Officer Reports

President Report:

1. No Report



Treasurer Report:

Excused Absence

1. Prepared the forecast through March 2026.
2. Draft of 2026-2027 budget.
3. Pay tax preparers for filing 2025 taxes
4. 1099's completion for 2025 previous board members

Secretary Report:

1. Board assembled - Processed mailing of invoices for 2026-2027 Dues
2. Welcomed new homeowners
3. Completed Annual HOA Renewal Registration for Wisconsin State DFI
4. Will prepare Proxies Draft for Board Review

New Business

1. Annual Membership Meeting
 - a. Time and Date: First Saturday in May is May 2nd, 2026 at 10:00 am CST
 - b. Board to reach out to property owners to provide Sergeant at Arms service at Annual Membership Meetings
2. Fencing Install
 - a. Need to schedule fencing install - remove dilapidated snow fence
 - b. Split rail fence replacement - \$2985.00
 - i. Split wooden rail fencing around the common area is dilapidated and in need of replacement:


Motion:	Motion made by Amy Volkmann to approve the expense to remove and replace the split rail fencing around the common area at the lakefront. Full removal and full replacement install = \$3,000.00
Second:	Barb Berken
Discussion:	None
Action:	Motion Passes

3. Send out detailed expectations for bid on Lakefront maintenance throughout the 2026 season

Old Business:

1. Fall Newsletter - Completed and mailed with dues invoice



2. Dues Invoices Completed and mailed
3. Proxies - Scheduled to be mailed
4. Gate Key Pad
 - a. American Fence to replace - \$1650.00
 - b.  Lakewood AK-11 Replacement.pdf
 - c. Reached out to schedule replacement

Motion:	Motion made by Jesse James to approve the cost of replacing the AK-11 keypad for the electronic gate at the cost of \$1,650.00
Second:	Carin Tio
Discussion:	Would like to see hard estimate, Barb is absent and has the estimate
Action:	Motion Passes

4. Terry Anderson brought up that the keypad accessibility is hard to reach
 - a. Replace or move the yellow bollards
5. Board review - no increase in dues for 2026/2027 Season

Lakefront Needs (ongoing agenda items):

1. Winter Plan for Lakefront
 - a. Remove dock - Docking Solutions - COMPLETE
 - b. Remove buoys and noodles - COMPLETE
 - c. Purchase swim ropes over winter to replace the disintegrating wire cables
 - d. Dredging the boat launch over winter
 - e. Contractor to clean up beach grass
 - f. Plan to move dock to launch for 2026 - apply for DNR Shoreline Permit
 - g. Research the potential to extend launch to accommodate a deeper and longer launch for all watercraft to use - requires exception approval from DNR
 - i. Conversation with excavator first
 - h. Stairs - fix sides and steps - contracted - will complete when weather permits
 - i. Fencing - chain link to fix up around the property
 - j. Permanent sign - the wood one is going to need be replaced in the future



Adjournment:

Motion:	Motion made by Amy Volkmann to adjourn.
Second:	Terry Anderson
Discussion:	None
Action:	Motion Passes

Meeting adjourned at 12:41 pm

Submitted by:
Barb Berken
Lakewood POA Secretary