

# Bradford Point Property Owners Association, Inc.

## Annual Meeting of Owners

**December 30, 2009**

President Robert Burress called the meeting to order at 9:01 AM.

1. A **roll call** was taken and a **Certification of Proxies** was determined.  
Nominees present- 14  
Nominees present by Proxy- 25  
Nominees absent or unregistered- 13
2. **The Proof of Notice** was reiterated as being in accordance with the established By Laws.
3. **Reading and Disposal of 2008 Annual Meeting Minutes**- Roy Krueger made a motion to accept the minutes that had been distributed to all owners as part of the Annual Meeting Materials without reading. Rick Carlson seconded the motion, and it carried by voice vote.
4. **Treasurer's Report**- Treasurer Jeff Buending gave a brief report indicating that the year end 2009 cash balance will be approximately \$4000 and that the entire amount will be put toward the Operations Budget for expenses in 2010. In 2009, we were under budget by at least \$1,000 in the following line items: Dock Replacement, Well and Septic maintenance, utilities, insurance, and legal fees. We were over budget at least \$1,000 in the following line items: Kirk's Annual Bonus, Repair to roadway, Tree removal, and telephone. In summary, we ended 2009 about \$4,000 under the budget and we added two un-budgeted projects that totaled \$6,000. The non-payment of assessments by the Beverlys left the Association with over \$10,000 of un-collected Accounts Receivable even though the Association agreed to not collect the approximately \$16,000 that the Beverlys would have been invoiced for the time period since their purchase through 2007. A discussion followed regarding the foreclosure by the Association on the Beverly's property and what effect that would have on our budget and assessments in the future. The 2010 Budget was very briefly reviewed and questions on a few items were raised and answered. The main discussion point was the smaller budget for tree removal which we are forecasting due to the removals we completed this year. The balance of the discussion centered on being able to adhere to the budget and planning when one of the owners was not paying their fair share.
5. **President's Report**-  
See attached report
6. **Appointment of Inspector of Elections** – Jeff Buending was appointed Inspector of Elections because the “vote tally spreadsheet” was on his computer.
7. **Nominations for Directorships**- The nominating Committee, chaired by Robert Burress, submitted Jeff Buending, Joyce Komperda-Koelpin, Jill Walsh for a 2 year Director term commencing in 2010. No nominations were submitted from the floor. Jeff Buending made a motion that the nominations be

closed. Several Unit nominees seconded the motion. Bob Burress thanked Carol Carlson and Dan Seda for their years of service to the Association.

- 8. Election of Directors**-The votes cast by proxy and in person resulted in the election of Jeff Buending, Joyce Komperda-Koelpin, and Jill Walsh for the 2 year 2010-2011 term.
- 9. Changes to Bylaws**- The proposed changes to the Bylaws were explained by Bob Burress. 38 of the 39 proxies or votes cast in person were affirmative and the changes have been made to the Bylaws. 33 affirmative votes are needed to change the bylaws.
- 10. Operating Budget for 2010**- The budget proposed for 2010 includes Assessments for all 52 unit owners at \$205/ month and 76 garages each at \$60/year. The budget was approved by 39 affirmative votes.
- 11. New Website** – The new website [www.bppoa.org](http://www.bppoa.org) should be up and fully functional shortly. Security has been a tricky hurdle but Jeff is confident it will be completed shortly. Everyone will receive an email to instruct them and give them their security code.
- 12. Adjournment**- A motion was made by Jim Warmington and seconded by Brent Hyman that the meeting be adjourned. The voice vote was unanimous. The meeting adjourned at 10:15 AM.

Respectfully Submitted,  
Jeff Buending  
Secretary/Treasurer

Attachments

President's Report #5 above

## 2009 Major project list – President’s Report

- Updated all septic permit cards with Vilas County to reflect one annual compliance pumping every three years. All of the reminder cards will now all be sent to the BPPOA post office box.
- Drafted and submitted all BPPOA docks and registered them ‘as is’ with the Department of Natural Resources. All BPPOA docks are now grandfathered ‘as is’. Any future reconfiguration will need to be approved using the DNRs current dock rules and regulations.
- Removal of all trees that were currently in danger of falling on any BPPOA building. This was the beginning of a new forestry management program that, if done correctly, will enhance and strengthen the forest areas throughout BPPOA.
- This year was also the first year of a well maintenance program. Every spring all wells throughout BPPOA will be Chlorinated and Sanitized to keep them bacteria free and in prime working condition. The less a well is used, the more susceptible it is to failure. This program will help prevent failure.
- All Streets have been named and houses numbered to comply with Vilas County and the Town of St. Germain.
- The dock replacement project has begun. So far there are 14 new sections of dock at BPPOA. Next year we are looking on replacing two more docks to keep this project moving along.
- The Delineation and Topographical map has been identified and addressed. Next year Kirk will be working with the Army Corps of Engineers to update our maps so they will comply with current Delineation lines.
- The front entrance has been landscaped. Due to the amount of dead bushes in the front, the Board has decided to remove the bushes and re-rock the area around the signs. This make less work trimming the bushes, makes the signs more visible, and improves the image of the front entrance.
- Staining of buildings was accelerated and by the end of next year, the staining schedule will be ahead of schedule.
- The new John Deere equipment proved to be a valuable asset and a wise investment. Mowing times and shore station installation and removal times were cut in half. The savings in the fuel area are helping to pay for the equipment.

## What to look forward to in 2010

- Continued forestry management.
- Continued well maintenance.
- Sealing of cracks in all roads and driveways.
- Restoring the washed out shoreline in front of unit 25&26.
- Updated Delineation and Topographical maps.
- A completed list of all government agencies involved when there is any question as to what can legally be done with shorelines, wetlands, etc. The list will include names and contact numbers for:

The Army Corps of Engineers  
Vilas County Planning & Zoning  
Wisconsin DNR  
And others