

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

DECEMBER 26, 2015

1. Call to Order by Presiding Officer. Vice President, Greg Patterson, called the meeting to order at 9:00 AM.
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 – 41 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 18, 2015, more than 30 days in advance of the meeting in accordance with the By-Laws.
4. Reading and Disposal of Meeting Minutes. Greg asked if there were any questions, corrections, additions, and there being none, a motion was made, seconded and passed to accept the Minutes of the December 27, 2014 Annual Meeting.
5. Reports. Greg asked Kirk to give his Property Manager's Report. He said there were two major overages in Buildings due to damage to a few structures done by woodpeckers and rot in the siding, and all notches have been patched. The second item was deck staining which will now be done every 2 years. In 2016 the septic system will be pumped, which happens every 3 years. Bob Burress asked if we will have to replace roadway between office and Joyce's intersection and one near Musgjerd's and the point because of settling water. Even though Pitlick & Wick will come in early May to fix cracking areas, Kirk said he will patch up the other 2 areas. Again, Augustine's garage is sinking, and that will have to be evaluated in Spring. Who is responsible for fixing this? Kirk also mentioned possibly purchasing a used wood chipper from Ace Hardware for \$1500, and he's waiting to hear from them. Greg also said we exceeded part time area, and because of that Dave will start a bit later in Spring. Greg then explained raising maintenance fees from \$230/mo to \$250/mo was because of continuing aging of buildings more things will need to be replaced or fixed. We hope to maintain the \$250/mo dues for a period of time. He also said we have received a check from Certainteed for \$31,000, and we will receive a second one for approximately \$2,000. Joyce asked about investing this money, and Greg stated we could put it in a CD. Kirk also mentioned that he had sent an e-mail to all owners regarding another pest control company, Absolute Wildlife who guarantees their work. Owners now have a choice of going with them or Minocqua Pest Control. Pat asked when we would be replacing roofs. He feels it should be sooner rather than later. The Board should come up with some options as to roof type, payment, contractor, etc. Pat suggested when we do the Spring walkthrough that we discuss the various options.
6. Nomination and Election of Directors. Joyce stated that Lawrence, Greg and Joyce were elected for the two year term 2016-2017.
7. Old Business. None.
8. Approval of Operating Budget for 2016. Again, 2016 maintenance fees will be \$250/mo/unit and garages will be \$75/annually.
9. Other New Business. None.

10. Adjournment. A motion was made seconded and passed to adjourn the meeting at 9:50 A.M.

Respectfully submitted,  
Joyce Komperda, Secretary