

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**January 23, 2019**

Board Members Present: Tom Wright, Bob Benkowski, John Halaska, Greg Boening

Board Member Excused: Tom Bulin

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President Greg Boening at 8:00 a.m.

**Minutes:** December 21, 2018 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** December 2018 unaudited financial reports were reviewed. Motion by Benkowski/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** 2019/20 Budget – discussion on the 2019/20 budget. Questions on Food and Beverage and Golf budget numbers as well as questions on rebuilding greens. Due to the golf outings we have early in the season, no greens will be rebuilt. Motion by Wright/Benkowski to approve the 2019/20 budget as presented. Motion carried.

**Adjourn:** Motion to adjourn by Halaska/Benkowski at 8:08 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 23, 2019**

Board Members Present: John Halaska, Tom Wright, Bob Benkowski, Greg Boening, Tom Bulin

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President John Halaska at 8:08 a.m.

**Minutes:** December 21, 2018 minutes reviewed. Motion by Wright/Boening to approve minutes as presented. Motion carried.

**Treasurer's Report:** December 2018 unaudited financial reports were reviewed and discussed. Motion by Boening/Benkowski to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

SnoBlast – is just around the corner. Lukki, Eugene, and Denise have all been busy getting ready for the big weekend. A couple weeks ago it looked like we wouldn't have snow or be able to use the pond and both of those areas have changed recently. We look forward to this major weekend starting two weeks from Friday.

End of Fiscal year projections – very pleased with the projections. Looks like we will have another very solid performance with about two months to go. Hopefully we have no unforeseen expenditures happen.

Recruitment – it is this time of year that Human Resources begins working on employee retention. Melissa has reached out to employees from last season regarding their interest in returning and we will shortly know which positions, and how many, to fill. Chris ran W2s yesterday and we were just shy of 120 employees last year.

**Committee Reports and Correspondence:**

Candlelight Snow Shoe will be February 2 at Tri-Norse Ski Area. March 2 and 3 at Sand Valley will be the fat tire bike race. They are expecting 150 racers and are looking for volunteers.

**Old Business:** No old business.

**New Business:** 2019/20 Budget – discussion held on the 2019/20 budget. Questions were raised on trucks for maintenance and storage of equipment at the Apache Ave location. Motion made by Boening/Benkowski to approve the 2019/20 budget as presented. Motion carried.

**Closed Session:** Motion by Wright/Boening to enter closed session at 8:22 a.m. Motion carried.

Discussion of various legal and human resource items followed.

Motion made by Wright/Boening to exit closed session and resume open session. Motion carried. Open session resumed at 9:00 a.m.

Next meeting date: Monday, February 18, 2019 @ 8:00 am in Pines Banquet Room

**Adjourn:** Motion by Wright/Boening to adjourn at 9:01 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**February 18, 2019**

Board Members Present: Tom Bulin, John Halaska, Greg Boening

Board Member Excused: Tom Wright, Bob Benkowski

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President Greg Boening at 8:00 a.m.

**Minutes:** January 23, 2019 minutes reviewed. Motion by Bulin/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** January 2019 unaudited financial reports were reviewed. Motion by Halaska/Bulin to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss

**Adjourn:** Motion to adjourn by Bulin/Halaska at 8:01 a.m. Motion carried.

Respectfully submitted,

Greg Boening  
President

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**February 18, 2019**

Board Members Present: John Halaska, Greg Boening, Tom Bulin

Board Excused: Tom Wright, Bob Benkowski

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** January 23, 2019 minutes reviewed. Motion by Boening/Bulin to approve minutes as presented. Motion carried.

**Treasurer's Report:** January 2019 unaudited financial reports were reviewed and discussed. Motion by Boening/Bulin to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

SnoBlast – The event was held last weekend, was very well attended and successful. Food and Beverage numbers up significantly, expenses were down slightly, and over \$6,000 was raised for local charities.

2018 HVAC Investment – a year ago we talked about the HVAC because of failures during a cold snap during the end of 2017. This investment has certainly corrected the problem as we had no issue during the -40 below period a few weeks ago.

Annual Packets – will be mailed out March 18<sup>th</sup>. Packets are mailed first-class, allowing everything to forward for snowbirds. A notice was in the last Lake Arrowhead Lines informing people, so they know when to look for the packet.

End of fiscal year projections – forecasting and projections through the end of the fiscal year allude to a very promising end.

Carpet installations – the lounge and restaurant will be closed February 25- February 28 to replace carpeting. A few other minor projects will happen during this as well.

**Committee Reports and Correspondence:**

Candlelight Snow Shoe was held February 2 at Tri-Norse Ski Area and was very successful. DRAFT and Tri-Norse plan to organize 2 or 3 of these events next year. March 2 and 3 at Sand Valley will be the fat tire bike race. They are expecting 150 racers and are looking for volunteers.

**Old Business:** No old business.

**New Business:** Certificate #224 presented to board for first right of refusal per covenant guidelines. Motion by Bulin/Boening to refuse. Motion carried.

**Closed Session:** Motion by Boening/Bulin to enter closed session at 8:05 a.m. Motion carried.

Discussion of various legal and human resource items followed.

Motion made by Boening/Bulin to exit closed session and resume open session. Motion carried. Open session resumed at 8:32 a.m.

Next meeting date: Thursday, April 18, 2019 @ 8:00 am in Pines Banquet Room

**Adjourn:** Motion by Boening/Bulin to adjourn at 8:33 a.m. Motion carried.

Respectfully submitted,

John Halaska  
President

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**April 18, 2019**

Board Present: Tom Bulin, John Halaska, Tom Wright, Bob Benkowski

Board Excused: Greg Boening

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Six

Meeting called to order by Vice-President Tom Bulin at 7:00 a.m.

**Minutes:** February 18, 2019 minutes reviewed. Motion by Halaska/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** February & March 2019 unaudited financial reports were reviewed. Motion by Benkowski/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Course will open Tuesday, April 23.

**Adjourn:** Motion to adjourn by Halaska/Wright at 7:01 a.m. Motion carried.

Respectfully submitted,

Tom Bulin  
Vice-President

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**April 18, 2019**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski

Board Excused: Greg Boening

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Six

Meeting called to order by President John Halaska at 7:01 a.m.

**Minutes:** February 18, 2019 minutes reviewed. Motion by Bulin/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** February & March 2019 unaudited financial reports were reviewed and discussed. Motion by Bulin/Benkowski to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

2018/19 Year in review – Year ended March 31 and results are very pleasing with all areas look very good. The entire staff deserves immense credit. It is also worth noting that we saw the largest amount of property transfers in 2018 that we have seen in quite some time with 102 property transfers resulting in 81 new members.

Course Openings/Conditions – Pines opened April 6, closed for the snow, and re-opened again April 17. Lakes Course will open Tuesday, April 23. Both courses came through the winter very well.

2-Pin Challenge – This new event will be held May 24 with a shotgun start at 11:00 am. Response to this event has been very positive and the field was full as of 3 weeks ago.

Easter Buffet – We are closing in on 200 reservations already. Anticipate this to be a well-attended event.

Staffing levels – we are in pretty good shape for the end of April. Melissa in HR is very pleased with how we are sitting and feels we should be well prepared for the season.

Restaurant hours – currently we are open at 11:00 am Monday – Friday for food service with food service beginning at 8:00 am on Saturday and Sunday. The bar currently opens at 9:00 am. Starting May 3 we will be open for breakfast, lunch, and dinner seven days a week.

Campground –despite snow on the ground, the campground opened Monday, April 15 and all lake centers will open May 1.

Farewell Picnic – as discussed last fall, we are looking at different ideas to make this event more enjoyable. Looking at the potential of replacing the ski show with bands from 1:00-4:00



and 5:00-8:00, adding a kid's fishing contest, and will entertain additional ideas as they come in.

**Committee Reports and Correspondence:**

Common Areas committee starts again April 19. DRAFT has a few events coming up Saturday, April 27 and 28. More information will be in the weekly email.

A&E committee starts again April 19.

**Old Business:** No old business.

**New Business:** Request from Lake Arrowhead Chorus for donation to their program. This is something that has been done in the past. Motion from Benkowski/Bulin to donate \$500.00 to the chorus. Motion carried.

Certificate #119 presented to board for first right of refusal per covenant guidelines. Motion by Benkowski/Bulin to refuse. Motion carried.

Certificate #128 presented to board for first right of refusal per covenant guidelines. Motion by Bulin/Benkowski to refuse. Motion carried.

Covenant update window of opportunity – 2019 is the next window of opportunity to ratify the covenants with a 67% affirmative vote. Discussion was held on things that were suggested after the last opportunity ended and the amount of labor and cost involved with getting a 67% affirmative vote. It was decided at this time to not move forward with a covenant update attempt.

**Closed Session:** Motion by Wright/Bulin to enter closed session at 7:15 a.m. Motion carried.

Discussion of various legal and human resource items followed.

Motion made by Wright/Benkowski to exit closed session and resume open session. Motion carried. Open session resumed at 8:45 a.m.

Next meeting dates: Tuesday, April 30, 2019 @ 8:00 am in Pines Banquet Room  
Tuesday, May 28, 2019 @ 8:00 am in Pines Banquet Room

**Adjourn:** Motion by Wright/Bulin to adjourn at 8:46 a.m. Motion carried.

Respectfully submitted,

John Halaska  
President

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**May 28, 2019**

Board Present: Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening

Board Excused: John Halaska

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President Greg Boening at 8:00 a.m.

**Minutes:** April 18, 2019 minutes reviewed. Motion by Wright/Bulin to approve minutes as presented. Motion carried.

**Treasurer's Report:** April 2019 unaudited financial reports were reviewed. Motion by Benkowski/Wright to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Good golf weekend for Memorial Day.

**Adjourn:** Motion to adjourn by Wright/Benkowski at 8:02 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**May 28, 2019**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening

Board Excused:

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by Vice-President Tom Wright at 8:02 a.m.

**Minutes:** April 18 & 30 minutes reviewed. Motion by Benkowski/Bulin to approve minutes as presented. Motion carried.

**Treasurer's Report:** April 2019 unaudited financial reports were reviewed and discussed. Motion by Boening/Benkowski to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

2 Pin Challenge – A full field of 160 players participated and the response has been very positive. People are already asking when they can sign up for next year. Based on staff restrictions on a Friday night, next year we would look to move the shotgun start up to 10:00 am.

Holiday Weekend Recap – golf numbers were good for the weekend, pool party well attended, except for Monday, weather was cooperative.

Pool hours - With guards in school, the pools are closed May 28-May 31, open full days on June 1 & 2, has limited hours June 3-7, and will open with regular summer hours starting June 8. Water aerobics will start June 10 at the clubhouse pool

Tree sale - very successful this year and members were very happy to have this option after so many trees were lost this winter.

Flowers - for the golf course were received today but the soil temperature and rain are not conducive to planting right now so this will happen as soon as it can.

May projections – the weather has been a challenge this month, departments are hanging in but weather will play a big part in our numbers.

**Committee Reports and Correspondence:**

Common Areas – big projects for the board recommendations next year are improvements at South Lake Center and the outdoor signage throughout the community. These projects will be continually looked at throughout the year.

**Old Business:** No old business.

**New Business:**

Guest Passes – concern from members that individuals with short term rentals have people utilizing our amenities through guest passes and we are going to be overrun and not be a manageable situation. Discussion held on the background of the state law regarding short-term rentals, what the guidelines are for owners and renters, and how to proceed.

Water Turbine – Tri-Lakes approached us about the potential build-up of algae in our marina. The turbine is in a trial phase on Lake Sherwood and things seemed to be progressing well. Mr. Benkowski will continue to give updates from Tri-Lakes and, if necessary, we can look further in to this for our marina.

Committee Sign ups – Discussion held on members who have signed up for volunteering to serve. Motion made by Bulin/Boening to approve committee assignments as appropriate. Motion carried.

New Member Social – Mr. Wright received a few requests as to if the new member social would be held again. We are working on putting this together for the fall.

**Closed Session:** Motion by Benkowski/Boening to enter closed session at 9:01 a.m. Motion carried.

Discussion of various legal and human resource items followed.

Motion made by Wright/Boening to exit closed session and resume open session. Motion carried. Open session resumed at 9:24 a.m.

Next meeting dates: Tuesday, June 25, 2019 @ 8:00 am

**Adjourn:** Motion by Benkowski/Bulin to adjourn at 9:32 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**June 25, 2019**

Board Present: Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening, John Halaska

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President Greg Boening at 8:00 a.m.

**Minutes:** May 28, 2019 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** May 2019 unaudited financial reports were reviewed. Motion by Bulin/Wright to approve unaudited financials as presented. Discussion was held on the balance sheet based on the trends the Lakes food & beverage operation experienced last season and the continuation of this trend in 2019. Joel and staff have been and will be monitoring the appropriate areas very closely. From the outside looking in, sales are up and things seem to be going well but this is not reflected in the financial statements. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Benkowski/Halaska at 8:11 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**June 25, 2019**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President John Halaska at 8:12 a.m.

**Minutes:** May 28 minutes reviewed. Motion by Wright/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** May 2019 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Bulin to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

June business forecast – the rainy weather was not ideal, but golf numbers should be comparable to this time last year. Food & beverage departments look good and the events coming up this weekend provide a nice ending to the month.

July 4<sup>th</sup> pool party – will be held on Saturday, July 6 from 12:00 – 3:00 pm at the clubhouse pool.

Sidewalk sale – the golf shop will have a sidewalk sale on July 6 from 9:00 am- 3:00 pm.

Course conditions – both courses are looking well, response so far this year on conditions is overwhelmingly positive.

**Committee Reports and Correspondence:**

Common Areas – met last week and committee members will be visiting amenities to give recommendations to the board in the fall on upgrades needed. They will also be reviewing current signage to see where things might need to be updated.

Security – we had a concern from a member about non-member use at the Petenwell property. “No trespassing” signage will be looked into to post at entrance.

Thank you letter was received from Lake Arrowhead choir for our donation.

**Old Business:** Jami Gebert, Town of Rome Administrator, presented to the board information regarding an outside business that monitors short-term rentals. The business would be able to identify properties that advertise on websites as a rental location, so the town can cross-reference their records to make sure everyone is in compliance with rental laws. Programs also provides a number for neighbors to call with any problems/concerns. This program seems to be a viable solution. The board thanked Jami for the update.

**New Business:**

First right of refusal certificate #153 – motion made by Benkowski/Bulin to refuse purchase of certificate. Motion carried.

Petenwell property – covered under committee reports and correspondence.

**Closed Session:** Motion by Boening/Wright to enter closed session at 9:15 a.m. Motion carried.

Discussion of various legal and human resource items followed.

Motion made by Bulin/Wright to exit closed session and resume open session. Motion carried. Open session resumed at 9:45 a.m.

Next meeting dates: Tuesday, July 30, 2019 @ 8:00 am

**Adjourn:** Motion by Benkowski/Boening to adjourn at 10:10 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**July 30, 2019**

Board Present: Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening, John Halaska

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President Greg Boening at 8:00 a.m.

**Minutes:** June 25, 2019 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** June 2019 unaudited financial reports were reviewed. Motion by Halaska/Bulin to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Benkowski/Wright at 8:01 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary



**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**July 30, 2019**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** June 25 minutes reviewed. Motion by Boening/Wright to approve minutes as presented. Motion carried.

**Treasurer's Report:** June 2019 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Bulin to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

July business forecast – all positive right now. The weather has cooperated, and food and beverage sales have already surpassed last July. Tomorrow is a very busy day at both the Pines and Lakes courses and we should end the month well.

Farewell Picnic – name is being changed to the Member Appreciation Day as the event has evolved since the original naming. Changes have also been made to the event to involve more members.

Cheese Makers recap – things went very well with this event and we lucked out with weather. Staff deserves enormous credit for pulling off the day and they have already booked for July 22, 2020.

Snow Plow – applications for contracts will be in the newsletter and sent to those that have done this in the past.

**Committee Reports and Correspondence:**

Security – The no trespass sign is in for the Petenwell property and will be placed shortly.

Common Areas – committee did their amenity reviews and are compiling their suggestions.

**Old Business:**

Petenwell property – there is a conservation group in the community who would like the Petenwell property to be a conservation area. This is something that has been discussed in the past. Discussion held on idea and more information will be gathered to make an informed decision.

**New Business:**

First right of refusal certificate #126 – motion made by Benkowski/Boening to refuse purchase of certificate. Motion carried.

Volunteer Appreciation Picnic – looking to have this event in September on a Wednesday to avoid golf leagues. Staff will find a date and time and will confirm once we know.

New canoe rack – New canoe rack at South Lake Center is up and interested people have moved.

**Closed Session:** Motion by Wright/Boening to enter closed session at 8:13 a.m. Motion carried.

Discussion of various legal and human resource items followed.

Motion made by Benkowski/Bulin to exit closed session and resume open session. Motion carried. Open session resumed at 8:17 a.m.

Next meeting dates: Saturday, August 17 @ 1:00 pm at the Lakes Pavilion

**Adjourn:** Motion by Wright/Boening to adjourn at 8:18 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**August 17, 2019**

Board Present: Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening, John Halaska

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: 204

Meeting called to order by President Greg Boening at 1:00 p.m.

**Minutes:** July 30, 2019 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** July 2019 unaudited financial reports were reviewed. Motion by Benkowski/Bulin to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Halaska/Wright at 1:01 p.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**August 17, 2019**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: 204

Meeting called to order by President John Halaska at 1:01 p.m.

**Minutes:** July 30, 2019 minutes reviewed. Motion by Bulin/Boening to approve minutes as presented. Motion carried.

**Treasurer's Report:** July 2019 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Wright to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

Member Appreciation – will be Sunday, September 1 with a different lineup of events scheduled throughout the day.

Property Sales – last year we had over 100 property sales and we are already at 72 for the year so we are on track to meet or exceed that number.

Business Analysis – we are halfway through our fiscal year and things look very positive. Numbers are up in golf, food & beverage numbers look good, and dues collection is on record pace.

Oktoberfest – Aspirus Riverview is hosting their 4<sup>th</sup> annual Oktoberfest event at Lake Arrowhead on Saturday, October 5. This event will be held from noon – 9:00 pm and will feature polka music, food, and drinks. Tickets are available in the Lounge.

Packer/Bear golf scramble – The NFL season kicks off on Thursday, September 5 with a Packers/Bears match-up. The golf shop will host a scramble/tailgate party that evening, and registration is filling quickly.

**Committee Reports and Correspondence:**

Common Areas – Lynne Stouffer-Keuler gave an overview of the committee's role and responsibility for those unfamiliar with the committee and then spoke of the committee's findings during a recent tour of the Pines Clubhouse.

**Old Business:** nothing at this time.

**New Business:**

Clubhouse discussion - President Halaska gave an overview presentation addressing general questions when discussing the future of the clubhouse. After President Halaska's overview,

members were able to ask questions or give comments. Members were also able to provide additional feedback and comment through a comment box at the end of the meeting. A full listing of President Halaska's presentation along with audience participation is available in the association office.

**Closed Session:** no closed session held at this meeting.

Next meeting dates: Monday, September 23 @ 8:00 am at the Pines Banquet Room

**Adjourn:** Motion by Boening/Bulin to adjourn at 2:26 p.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**September 23, 2019**

Board Present: Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening, John Halaska

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Three

Meeting called to order by President Greg Boening at 8:00 a.m.

**Minutes:** August 17, 2019 minutes reviewed. Motion by Wright/Bulin to approve minutes as presented. Motion carried.

**Treasurer's Report:** August 2019 unaudited financial reports were reviewed. Motion by Benkowski/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Halaska/Bulin at 8:01 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**September 23, 2019**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Three

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** August 17, 2019 minutes reviewed. Motion by Boening/Wright to approve minutes as presented. Motion carried.

**Treasurer's Report:** August 2019 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Boening to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

Member Christmas Social – last year we moved to a Saturday which was well received so this year will be Saturday, December 7 with beverages at 4:00 pm and a two-meat dinner buffet starting at 5:00 pm.

Course closing dates – the Lakes will close Saturday, October 19 with the turkey shoot will be Monday, October 22 and the Pines will close Sunday, November 3.

Packers/Bears Kick-off Classic – was opening night of the NFL season. It was a very successful event with 84 people participating.

Snowplow – we reached our contract limit in mid-August. Plows are still available on a per plow visit, but contracted services are full.

Craft show 2020 – considering closing driving range to accommodate more parking.

December craft show – a new event that will be held on Saturday, December 14 with quite a few vendors signed up already.

**Committee Reports and Correspondence:** nothing at this time.

**Old Business:** nothing at this time.

**New Business:** Request for donation to the Rome Police Department. Donation request amount is \$1,500.00 with a request to another establishment to pay for the other portion. Motion made by Boening/Bulin to approve donation of \$1,500.00 to the Rome Police Department. Motion carried.

**Closed Session:** Motion by Bulin/Boening to enter closed session at 8:07 am. Motion carried.

Motion by Boening/Benkowski to leave closed session and enter open session at 4:00 pm.  
Motion carried.

Next meeting dates: Wednesday, October 30 @ 8:00 am at the Pines Banquet Room

**Adjourn:** Motion by Benkowski/Wright to adjourn at 4:02 p.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary



**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**October 30, 2019**

Board Present: Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening, John Halaska

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President Greg Boening at 8:00 a.m.

**Minutes:** September 23, 2019 minutes reviewed. Motion by Wright/Halaska to approve minutes as presented. Motion carried.

**Treasurer's Report:** September 2019 unaudited financial reports were reviewed. Motion by Benkowski/Bulin to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Halaska/Wright at 8:01 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**October 30, 2019**

Board Present: John Halaska, Tom Bulin, Tom Wright, Bob Benkowski, Greg Boening

Staff Present: Joel Barth, Jill Cavanaugh, Chris Neidermann

Members Present: Two

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** September 23, 2019 minutes reviewed. Motion by Benkowski/Boening to approve minutes as presented. Motion carried.

**Treasurer's Report:** September 2019 unaudited financial reports were reviewed and discussed. Motion by Boening/Wright to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

Recap Golf Season – season is almost over with the start and finish both being less than desirable. The part in the middle though was very well.

2020 Golf Rates – rates for the 2020 golf season recommendation is to stay the same.

December craft show – Lukki has been working hard on this event and has Saturday, December 14 booked completely, and a few spots left for Sunday, December 15.

Member dependent ID – the association office has been working to clean up member accounts and the response from members to help with this situation has been very positive.

Member golf group booking and utilization – the changes made to this area have resulted in increased utilization of tee times held for groups.

**Committee Reports and Correspondence:**

Common areas – has one potential request for capital improvements and they will have this information available by the November board meeting.

**Old Business:** nothing at this time.

**New Business:** nothing at this time.

**Closed Session:** Motion by Boening/Wright to enter closed session at 8:11 am. Motion carried.

Motion by Wright/Boening to leave closed session and enter open session at 8:55 a.m. Motion carried.

Next meeting dates: Tuesday, November 19 @ 8:00 am at the Pines Banquet Room

**Adjourn:** Motion by Benkowski/Boening to adjourn at 9:00 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**November 19, 2019**

Board Present: Tom Bulin, Bob Benkowski, Greg Boening, John Halaska  
Board Absent: Tom Wright

Staff Present: Joel Barth, Chris Neidermann

Members Present: Two

Meeting called to order by President Greg Boening at 8:00 a.m.

**Minutes:** October 30, 2019 minutes reviewed. Motion by Halaska/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** October 2019 unaudited financial reports were reviewed. Motion by Bulin/Halaska to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Benkowski/Bulin at 8:01 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**November 19, 2019**

Board Present: John Halaska, Tom Bulin, Bob Benkowski, Greg Boening  
Board Absent: Tom Wright

Staff Present: Joel Barth, Chris Neidermann

Members Present: Three

Meeting called to order by President John Halaska at 8:01 a.m.

**Minutes:** October 30, 2019 minutes reviewed. Motion by Boening/Bulin to approve minutes as presented. Motion carried.

**Treasurer's Report:** October 2019 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Boening to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

Member Christmas Social – Saturday, December 7 starting with cocktails at 4:00 pm and dinner at 5:00 pm. We have had this information in the newsletter, front entrance tv, posters around the clubhouse and have about 70 individuals attending.

Holiday Craft show – December 14 and 15 with both days having maximum or near maximum capacity from vendors. Lukki has done a great job gearing up for this event which should be a nice addition to our event line up.

Property transfers – last year we were at 103 property transfers for the year and we are at 96 currently so we will meet or exceed that number again this year. Many new faces coming to our area.

Golf outing bookings- have been exceptional. In a 3-day stretch last month, we booked 19 40-player or more groups which is very promising. We have outings we haven't seen in a few years coming back as well as some WSGA events.

Budgeting process – has begun. Projecting to year end looks promising. First run on budgets will be done by mid-December with board review to follow.

**Committee Reports and Correspondence:**

Common areas – Lynn distributed capital request wish items. Main focus this year is South Lake Center maintenance and upgrades. Board was in favor of the recommendations and advised the committee to move forward.

**Old Business:**

Rome Police Department – initial thought was a matching donation from us and Sand Valley. Sand Valley is going to hold a golf outing for this event and we will hold our check until after this event is held.

**New Business:**

Fish stocking – at one time, we used to stock walleye in the lake. This was on hold because of a fish study. Benkowski will contact Jennifer at the DNR to see if this is possible and report back.

Clubhouse project – architect and building focus group met and worked through potential location and what needs are needed for square footage.

**Closed Session:** Motion by Boening/Boening to enter closed session at 8:11 am. Motion carried.

Motion by Boening/Benkowski to leave closed session and enter open session at 8:15 a.m. Motion carried.

Next meeting dates: Friday, December 20 @ 7:30 am at the Pines Banquet Room

**Adjourn:** Motion by Boening/Bulin to adjourn at 8:17 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**East Briar, Inc.**  
**Board of Directors Meeting Minutes**  
**December 20, 2019**

Board Present: Bob Benkowski, Greg Boening, John Halaska, Tom Wright  
Board Excused: Tom Bulin

Staff Present: Joel Barth, Chris Neidermann, Jill Cavanaugh

Members Present: Four

Meeting called to order by President Greg Boening at 7:30 a.m.

**Minutes:** November 19, 2019 minutes reviewed. Motion by Halaska/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** November 2019 unaudited financial reports were reviewed. Motion by Benkowski/Wright to approve unaudited financials as presented. Motion carried.

**Old Business:** Nothing to discuss.

**New Business:** Nothing to discuss.

**Adjourn:** Motion to adjourn by Benkowski/Wright at 7:31 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary

**Lake Arrowhead Association, Inc.**  
**Board of Directors Meeting Minutes**  
**December 20, 2019**

Board Present: John Halaska, Tom Wright, Bob Benkowski, Greg Boening  
Board Excused: Tom Bulin

Staff Present: Joel Barth, Chris Neidermann, Jill Cavanaugh

Members Present: Four

Meeting called to order by President John Halaska at 7:31 a.m.

**Minutes:** November 19, 2019 minutes reviewed. Motion by Boening/Benkowski to approve minutes as presented. Motion carried.

**Treasurer's Report:** November 2019 unaudited financial reports were reviewed and discussed. Motion by Benkowski/Boening to approve unaudited financials as presented. Motion carried.

**Manager's Report:** General Manager Joel Barth reported on the following:

Holiday Craft show – held December 14 and 15 with very good attendance. Looking at having a one-day event in 2020.

New Year's Eve – reservations are coming in for the buffet. We are nearing 100 people signed up with another week to go.

**Committee Reports and Correspondence:** Nothing at this time.

**Old Business:** nothing at this time.

**New Business:** had a clubhouse meeting last week. Things are moving forward.

**Closed Session:** Motion by Wright/Boening to enter closed session at 7:37 am. Motion carried.

Motion by Wright/Boening to leave closed session and enter open session at 8:14 a.m. Motion carried.

Next meeting dates: Tuesday, January 28 @ 8:00 am at the Pines Banquet Room

**Adjourn:** Motion by Boening/Wright to adjourn at 8:15 a.m. Motion carried.

Respectfully submitted,

Bob Benkowski  
Secretary