

Davis Subdivision • Upper Nemahbin Lake • 2400 N 1<sup>st</sup> Lane • Village of Summit

# Community Park Association (CPA)

## 2025 Spring Meeting Agenda

**DATE & TIME:** Saturday, April 19, 2025 at 10 am  
**LOCATION:** CPA Property Beach, 2400 1st Lane

**CALL TO ORDER** – Pete Fortier, CPA President

**2024 FALL MEETING:** Membership approval of the general fall meeting minutes taken by Carrie Vissers. (For a copy please email [comparkassoc14@gmail.com](mailto:comparkassoc14@gmail.com) at least 2 days prior to the meeting.)

### Unfinished Business

**TREE** – As voted on at the 2024 fall meeting, John Allyn (Bromaghim) hired a service to remove the tree located on the south property line just west of Lake Drive. The total cost of removal was \$1,786.70 and the CPA reimbursed him for 50% in the amount of \$893.35.

**FUNDS** – The financial report will be presented. (For a copy please email [comparkassoc14@gmail.com](mailto:comparkassoc14@gmail.com) at least 2 days prior to the meeting.)

### New Business

**LIABILITY INSURANCE** – CPA property liability insurance provider, American Family, is no longer writing home associations and therefore canceled our policy effective April 15, 2025. However, our agent, found an outlet for a similar policy through an American Family brokerage company at double the cost. We continue to explore less expensive options, however, a decision must be made asap.

**LAWN CARE** – Steve and Pete will no longer be mowing the property. Unless members volunteer to take over at the meeting, property landscaping will be provided by Groovy Lawn Care Service. For \$75.00 per mow, their service includes trimming, edging and blowing off hard surfaces. Approximately 10 mows between Memorial Day and Labor Day will cost a total of \$750.00.

**RAISING DUES** – In order to absorb increased costs, lawn maintenance & insurance, we will make a motion to vote to raise the yearly dues and change the senior discount age from 62 to 65. Members currently 62 or older will be grandfathered in at the discount.

**NEW OWNERS** – 2411 N 1<sup>st</sup> Lane William & Jodi Nowicki; rental properties 34930-34936 Parkway Drive Jen & Scott Krenz; 2430 N 3<sup>rd</sup> Lane Kathleen & Jon Christine.

**NEW PIER +** – Jon Allyn will continue to share his ideas for a new pier, as well, his desire to remove the chain link fence on the CPA property.

**PIER INSTALL** – Please come prepared to help install the pier if you are physically able. Bring your waders and gloves. We need at least 6 volunteers.

**PARK ACCESS** – Gate keys and access passes will be distributed with payment of current due, any past dues, and applicable reinstatement fee. Please return 2024 keys.

**MOTION TO ADJOURN** – Pete Fortier, CPA President

If you are unable to attend the meeting, contact a Trustee for the key and access pass after April 19th.  
Standard membership due \$70.00, Senior Due (62+) \$30.00. Pay by June 1<sup>st</sup> to avoid reinstatement fees.

Bea Fortier 414-315-2656  
Autumn Smith 262-443-4064  
Sonya Hodgson 262-408-9114

General meetings are the 3rd Saturday in April and the 3rd Saturday in September.  
All members are strongly encouraged to attend meetings.



**2026  
CPA SPRING MEETING  
Minutes**

**DATE & TIME:** April 18, 2026 at 10:00 am

**LOCATION:** Our Beach, 2400 1<sup>st</sup> Lane

**ATTENDEES:** Pete, Bea, Mike, Carrie, Debbie T, David R, Leif H, Steve S, Dennis C, Jared K, Robert S, Stu O, Patsy R, Steve B, Cara M, Steve S, Rebecca M, Sonya B, Tom D, Steve B, James G, Jon B, Sam C, Baby, Jeff B, William N, Reid Engstrom

**Call to order by the President** – The meeting was called to order by the President, Peter Fortier

**2025 Fall Meeting Minutes** – Not Discussed

Unfinished Business

**Parking Signage** – Pete reiterated that all appropriate CPA property signage is in place and the matter is closed.

**Senior Discount Age** – The membership voted (2/3 majority) to increase the senior discount age from 62 to 65 and to change bylaw language accordingly. [Explanatory document sent 4/6/26 with agenda]

**The Mulberry Tree** – The membership voted to approve Jean addressing the mulberry tree on the north lot line.

**2026 Treasurer's Report** – Approved by the membership.

**Audit Report** – Sonya reported no issues with the financial data; however, there is a missing receipt for a \$20.00 purchase of copies for the 2025 Spring meeting.

**Forecasted Variable Expenses** – Membership approved:

- The pruning of five trees quoted at \$808.00 to be completed this fall
- The repair of four holes quoted at \$500.00 to be completed this spring

Mike and Pete discussed goals for long-term, impactful property improvements.

New Business

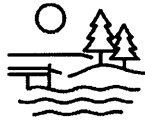
**Non-Member Access** – The membership voted not to grant the request from UNLMD to allow private and commercial use of CPA property.

**Election Year** – Leif volunteered and was elected by the membership as the new President. Mike and Carrie will continue as VP and Secretary/Treasurer. Thanks to Pete and Bea for the decades they have served the association.

**Access & Dues** – Keys and passes were distributed to members in good standing who paid dues. Total collected = \$1,350.00. [\$100.00 general members; \$50.00 senior discount.]

**Pier Installation** – Due to cold weather and high water levels, the pier was not installed. Leif and Mike will coordinate.

**Adjournment** – The meeting was adjourned by the President, Peter Fortier



# Community Park Association

Treasurer's Report

Fiscal Year April 2025 to April 2026

Revised 4/18/2026

## Excellent News & Great Job Everyone!

Actual income significantly exceeded the forecast as a result of the 2025 membership-approved dues increase, along with strong collection efforts by volunteers.

| Financial Health Analysis     | 2025-2026<br>Forecast | 2025-2026<br>Actual | 2026-2027<br>Forecast |
|-------------------------------|-----------------------|---------------------|-----------------------|
| <b>INCOME</b>                 |                       |                     |                       |
| General Membership Dues       | \$2,700.00            | \$5,150.00          | \$5,665.00            |
| Back Dues & Fees              |                       | \$2,040.00          | \$2,040.00            |
| Courtesy Membership Dues      |                       | \$160.00            | \$160.00              |
| Interest                      | \$5.00                | \$3.50              | \$5.00                |
| <b>TOTAL</b>                  | <b>\$2,705.00</b>     | <b>\$7,353.50</b>   | <b>\$7,870.00</b>     |
| <b>EXPENSES - Recurring</b>   |                       |                     |                       |
| Access - Keys & Pass +        | -\$311.00             | -\$270.53           | -\$300.00             |
| Insurance - Property & BOD    | -\$1,659.00           | -\$1,659.00         | -\$1,659.00           |
| Incorporation Fee (DFI)       | -\$25.00              | -\$25.00            | -\$25.00              |
| Electric Bill                 | -\$540.00             | -\$450.02           | -\$450.02             |
| Port-A-Pottie                 | -\$598.75             | -\$462.34           | -\$462.34             |
| Lawn Mowing                   | -\$750.00             | -\$975.00           | -\$975.00             |
| Admin Supplies (deed, stamps, | -\$50.00              | -\$47.60            | -\$50.00              |
| <b>EXPENSES - Variable</b>    |                       |                     |                       |
| Pier                          | -\$525.00             | -\$525.00           |                       |
| Beach (including sand)        |                       |                     |                       |
| Launch (including gravel)     |                       |                     |                       |
| Trees                         |                       |                     | -\$808.00             |
| Other                         |                       |                     | -\$500.00             |
| <b>TOTAL</b>                  | <b>-\$4,458.75</b>    | <b>-\$4,414.49</b>  | <b>-\$5,229.36</b>    |

2025 Forecast was ammended to include \$ for pier repair as approved by the membership at the spring meeting  
Lawn mowing \$ exceeded forecast because number of mows was 13 not 10

\* identifies changes/corrections since the draft 4/6/26

|                           |                    |
|---------------------------|--------------------|
| Total Income              | \$7,353.50         |
| Total Expenses            | <u>-\$4,414.49</u> |
| Surplus                   | \$2,939.01         |
| Beginning Account Balance | \$3,202.11         |
| Ending Account Balance    | <u>\$6,271.02</u>  |
| Increase                  | \$3,068.91         |

Prepared & Presented by the Treasurer Carrie Vissers

Audited by Trustee Sonya Bauer & Approved by President Peter Fortier