

VOICE OF ISLAND POINTE

JANUARY 2022

HAPPY NEW YEAR

The Island Pointe Homeowners Board was pleased that this past year saw a modified return to what was once normal for all of us before the arrival of Covid. The return of Clean Up weekend was the first opportunity for owners to re-connect with friends from the Island Pointe community while preparing the property for the upcoming season. The Board felt it was still in the best interest of everyone's health to not have the traditional workday kickoff buffet breakfast or the evening potluck dinner. We did once again open the Clubhouse that was closed during the 2020 season. The Annual meeting was held outdoors for the second year allowing good spacing between owners and many positive comments were received about having the meeting outdoors when weather permits. Unfortunately, the Board felt it was in the best interest of the owners to cancel the potluck dinner in the Clubhouse using an abundance of caution. The pool and beach were used by many owners and guests throughout the summer season. The Board continued the work required to keep Island Pointe as the "Gem of Lake Delton."

The Board would like to summarize some of the highlights of the past year, projects completed and a snapshot of several items the Board continues to work on.

RECAPOF 2021

PROPERTY REPAIRS AND IMPROVEMENTS:

- **Clubhouse Flooring Upgrade:** The clubhouse floor was previously carpeted and needed replacement due to stains and seams unraveling. Additionally, the tile at the entrances had several cracked tiles. The Clubhouse was converted to laminate wood flooring for easy maintenance, improved appearance, and a much longer useful life. This project was a Capital & Property improvement funds project (Project Cost: \$6,885).
- **Kayak/Canoe rack on the Cabin side of the Property:** The popularity of Kayaks and canoes on Lake Delton found the Association with full capacity on the two racks by the playground. A new rack was built by volunteer owners over clean-up weekend to increase capacity and to have storage on the cabin side of the property.
- **Boat Dock Upgrade:** In an effort to reduce the current waiting list for a boat dock, the docks were upgraded to accommodate two additional pontoon boats and we were able to accommodate a fishing boat in the shallow water on the clubhouse side of the existing docks. (Project Cost \$5,319)

- **Island Point Signage Illuminated with LED lights:** The Canyon Road Island Pointe Signage is now illuminated with LED lights that will provide the Association with utility cost savings.
- **Tree Maintenance:** The Board is diligent in maintaining a safe forest with ongoing maintenance of the pine trees. During the winter months, Hall's Tree service removed trees that had died or needed to be removed for safety reasons. There were seven trees that were identified for removal throughout the ten acres. A summary of the Arborist visit's report can be found later in this newsletter "Arborist Visit and Report".
- **Pine Tree Spraying:** The Arborist recommended that the pine trees along the Canyon Road split rail fence be sprayed to avoid a possible issue with a diseased tree. We removed two diseased trees and all remaining trees were sprayed along the split rail fence by Diederich Tree Service as a safety precaution (Project Cost \$633).
- **Repair and Maintenance of asphalt paved roads and paths:** The Board spent time with Show Striping Industries (SSI) during a Board meeting that also included a walk of the property. The Board hired SSI to patch, seal coat and stripe the property for improved life of the current asphalt. A newly paved road to the Clubhouse would be in the range of \$50,000 - \$ 70,000 so we are doing everything possible to preserve the current road with good maintenance practices. We also had to replace a section of the asphalt path that was removed to repair an underground water leak. This was a Capital and Property improvement project (Project Cost \$16,197).
- **Pool Gate Lock:** A pool entry/exit push button system was purchased and installed to assist owners and guests who were having trouble reaching the existing gate locking mechanism. The push button system was installed on one entry gate (Project Cost \$1,300)
- **Multi-Family Improvements:** The Board continually monitors the multi-Family buildings to identify needed repairs or improvements. We have been converting steps and railings to composite materials over the past number of years for cost effectiveness and completed the multi-year project in 2021. The following improvements were completed:
 - ✓ Leaf Guard on Villa #27 - #28 gutters.
 - ✓ Leaf Guard on Villa # 24 - #26 gutters
 - ✓ New stringers and composite steps for Villa #52
 - ✓ New stringers and composite steps for Villa #53
 - ✓ New spindles to replace existing to code for Villa #54
 - ✓ New spindles to replace existing to code for Villa #56
 - ✓ New spindles to replace existing to code for Villa #57
 - ✓ New 2 X 6 railing post for Villa #55
 - ✓ Replacement of a 14' rotten 1 X 12 board for Villa #57
 - ✓ Replacement of wood railing to composite for Villa #45
 - ✓ Replacement of wood railing to composite on Villa #49

- ✓ Flashing repaired on the #30 - #31 building
(Project Cost for all items: \$6,213)
- **Staining of Multi-family building #30 - #31:** The building was stained by Rossing Brothers (Project Cost \$12,960)
- **Concrete Grinding of uneven pool deck:** The pool deck had an uneven section above the pool control room that presented a trip hazard. The uneven concrete was ground down during clean-up weekend to remove the potential trip hazard.
- **Split Rail Post Replacement:** Damaged and rotten posts for the split rail fences throughout the property were identified and replaced.
- **Underground Water Leak Repaired by Cabin #19:** The Association has been plagued by underground water leaks that first need to be located, the ground excavated, and the pipe repaired before restoration of the excavated area. This process is costly, necessitating that the Board constantly monitor Association water usage and at the first sign of abnormal usage goes to work in determining the general area of a potential leak. A potential leak requires the services of a water wicker to identify the potential location, the marking of utility lines, the hiring of an excavator followed by the plumbing company to make the repairs. Ground restoration follows the repair of the leak (Project Cost \$2,793.13).
- **Underground Water Leak Repaired by Cabin #25:** A water leak was detected in front of Cabin #25 with water surfacing above ground. The area was excavated, and the leak was repaired. Restoration of the grounds will be completed in the spring once the ground settles and will require replacement of several concrete path sections that were removed (Project Cost \$2,927.85).

ARBORIST VISIT AND REPORT:

- **Fall Visit by the Arborist:** The Island Pointe Owners overwhelmingly communicated to the Board that the pine tree forest is the highest priority in the last two Voice of Island Pointe Owner Questionnaires. Could you imagine the Island Pointe Resort without the Pine Tree Forest? To be good stewards of the forest, the Board has an annual review with the Arborist to determine the health and safety of the trees. We had Nate Schuettpelz (registered Arborist) with Wachel Tree Science return to Island Pointe October 7, 2021, for a complete review of the property. The overall conclusion is that the forest is healthy with the typical maintenance suggestions for a forest of our size. He also felt that the Association is doing an excellent job of reforestation. The recommendations for this visit were: (Arborist Cost \$ \$584)
 - ✓ Removal of five (5) identified pine trees that were dead or dying (I.P. is waiting on Halls Tree Service to remove identified trees and stump grind).
 - ✓ Pruning of dead branches with several trees by the beach for safety.
 - ✓ Spraying of trees along Canyon Road as a safety precaution (Diederich Tree Service has already sprayed and will spray again in the spring)

- ✓ Identification of two (2) dead trees on the Village of Lake Delton property by the potential Duck path. (The Village has already removed the trees following the submission of our Arborist report by Jason Marten to the Village)
- ✓ Removal or pruning of tree along the Alliant Energy power lines (Alliant has Canyon Road tree work slated for 2022).

NEW PROPERTY MANAGER JASON MARTEN

- The Board made a change in the Property Manager moving forward effective September 1, 2021, with resident and owner Jason Martin (Villa # 50) taking on the responsibilities. Unfortunately, the Board felt the property was not maintained to the expectations of the Board and Owners necessitating a change. We feel fortunate to have an owner and year-round resident who fully realizes the expectations and responsibilities to keep Island Pointe as the “Gem of Lake Delton.”

UPDATE OF ACTION ITEMS SINCE THE ANNUAL MEETING:

- **Tree Spraying for deer damage prevention:** Every fall the smaller pine trees are sprayed with a chemical to deter the deer from eating the greens and killing the tree when winter food is difficult to find. All trees have been sprayed in preparation for winter and will be monitored by Jason Marten looking for potential damage.
- **Gas Pipe at the Clubhouse:** We were notified of a small gas leak at the Clubhouse to the gas grills. The leak has been repaired by Terrytown Plumbing
- **Gas Pipe into pool room:** We were informed by Alliant Energy that the gas pipe going into the pool room needs replacement: The gas line was recently replaced by Terrytown Plumbing.
- **Winterization of Island Pointe:** The seasonal cabins have all been winterized, the water pipe heat tapes were all tested in the multi-family buildings to make sure they are working, milk house heaters were tested, and additional spare milk house heaters were purchased. The temp sticks were placed in all units (other than those permanently occupied or those who have directly instructed the Association in writing not to monitor) for electronic monitoring of interior temperatures. Weekly inspections for heat checks are being completed by the Property Manager.
- **New Underground Water leak detected, identified, and repaired:** A new water leak was determined by monitoring water usage, the general area was identified (in the general area leading to Villa #52/53 and #54/57 where a previous leak was repaired)) with the water wicker, and repairs were schedule and completed. Unfortunately, this leak that involved two leaks on two different pipes had all the utility lines around the water leak and required the removal of

the asphalt path. Ground restoration will be completed in the spring, but the leaks have been repaired.

- **Boat Trailer lot security improvement:** The boat trailer lot had the potential for theft with the prior system that allowed anyone to enter through the entrance that was never secured. Property Manager Jason Martin implemented a locking system that requires all users of the lot to have a key. Keys can be secured by contacting Jason along with the responsibility to lock the gate after removing your trailer.

Looking Ahead to 2022

- **Staining of Multi-Family Building #36 - #39:** This multi-family building will be stained by Rossing Brothers in the spring and the proposal has been approved (Project Cost \$14,780).
- **Electrical Panel in the Pool Room:** We plan to have Action Electric replace the electrical panel in the pool room in the spring. The pool room is a very corrosive environment with the chlorine and improvements are constantly made to keep the room in good running order.
- **Pool and Beach Furniture Upgrades:** The Board is aware that additional furniture is required at both the pool and beaches for the next season. The Property Manager discarded broken furniture, took inventory and the Board has assembled a tentative list of furniture to purchase. With supply chain issues, the Board is placing orders well in advance of the pool opening in May (Anticipated Cost \$7,000).
- **Irrigation timer for automatic watering.** The Board plans to have an automated irrigation system for the lawn around the pool. The current system is manual and regular watering will keep the area looking lush. The irrigation system is sourced from the well that is also used to fill the pool.
- **White Border fence along potential duck path:** The Board is starting the process of determining a cost to replace the existing white fence. The wood boards are deteriorated along with the posts. The Board is searching for contractors to quote a fence like the pool to avoid ongoing maintenance of a wood fence.

ASSOCIATION DUES

- **Association Dues:** The Board announced at the 2020 Annual meeting that the 2020-2021 dues will remain the same, however, Charley Plank advised that it is becoming increasingly difficult to make the numbers work with current revenue. The Board announced during the 2020 Annual meeting that we may need to implement dues increase in the 2021-2022 fiscal year. A dues recap was provided during the Annual meeting illustrating how the Association has been able to hold dues for an extended period:

- \$ 85 per month in 2000 (21 years ago)
- \$115 per month in 2005 (16 years ago)
- \$150 per month in 2009 (12 years ago)

We are experiencing widespread inflation, underground water leaks, increasing the reserve funds and other rising expenses, the Board could no longer hold the dues and the following increases were implemented following the 2021 Annual meeting for the 2021-2022 operating budget:

- ✓ Monthly Dues: Monthly Island Pointe dues increase \$50 per month
- ✓ Multi-family dues: Will remain the same – no increase
- ✓ 2022 Dock Fees: Will increase from \$150 to \$175 per season
- ✓ 2022 Dock rental: Will increase from \$15 a day to \$ 20 a day
- ✓ 2022 Weekly Dock: Will increase from \$75 to \$100 a week.
- ✓ 2022 Jet Ski rental: Will increase from \$5 a day to \$10 a day.
- ✓ Island Rec Fee: Will increase from \$250 per season to \$300

NEW BOARD MEMBERS ELECTED AT ANNUAL MEETING

- **New Board Members Elected:** During the Annual meeting we had the election for two (2) new Board Members. We thanked Scott Higgins (Cabin #3) and Beth McNeeley (Cabin #17) for their service to the Board. Elected to fill the two open seats were:
 1. Charley Plank Villa #33 (also Treasurer)
 2. Bob Justice Cabin # 11

Reminders and Cooperation:

- **Garbage and Dumpsters:** We continue to ask owner cooperation that all garbage must be placed in the dumpster with the lid shut to be picked up by our contracted service. If the dumpsters are full, please bring the garbage to the other dumpster location. Simple common sense will benefit all to break down boxes, utilize the recycle dumpsters for only recyclable materials. If you cannot dispose of an item at home with the garbage provider, you cannot do it at Island Pointe (T.V.'s, computers, mattresses, etc.)
- **Lock Box for Spare Keys:** The majority of owners have added lock boxes for a spare key to have the benefits of avoiding unintended lock outs, provide service people access, ability for guests to enter, etc. If you have not yet added a lock box for your unit, please plan to do it at Clean up weekend or the next time you are on property.
- **Grills on Decks:** Simply a reminder that the Village of Lake Delton ordinance prohibits propane grills on multi-family decks and charcoal grills are strictly prohibited on the property. Violations and the resulting fines of violating this ordinance are the owner's responsibility.
- **Fire Extinguishers:** The universal location for a fire extinguisher is under the kitchen sink in all cabins and villas. In the case of an emergency, quick access can be the

difference in the damage incurred. Please check and make sure your extinguisher remains under the kitchen sink.

- Alteration and Additions Form: All work on the exterior of a Cabin or Villa requires the submission of an Alteration and Additions form to the Board member Bob Justice for approval to proceed.

2022 Calendar Planning:

- Clean Up Weekend: April 29 – May 2, 2022
- Fishing Weekend: June 4-5, 2022
- Annual Homeowners Weekend: September 5, 2022
- Football Weekend: September 24 – 25, 2022

Finally, a Request for the New Year:

- As we enter the New Year, the Board would like to ask all owners to do “One More Thing” in 2022 for the good of the Association. We were able to hold dues for twelve years before the 2021-2022 increases thanks to the committed owners who continually volunteer to support the Board and the Association. It is because of volunteers we install the boat docks, remove the boat docks, update the website, make welcome baskets for new owners, achieve success at clean up weekend, have the owner’s dinner when Covid is over, paint the playground equipment, plant new trees, etc. etc. It can be as simple as picking up trash if you see it, rake the beach if needed, put pool umbrellas down if not being used, participating in clean up weekend, run for an available Board seat, or if you see something that might need repair, say something. We have an excellent Association and with everyone taking an interest to do their part, we can further improve the property. Think about it “One more Thing in 2022”

The Board extends Best Wishes for a successful New Year with good health and happiness. We need to keep the faith that Covid and the new variants will run their course and life will hopefully return to what was once normal by the opening of Island Pointe. Be safe and we look forward to seeing everyone back on property.