

# VOICE OF ISLAND POINTE

JANUARY 2021

## HAPPY NEW YEAR

The Island Pointe Homeowners Board is thankful that 2020 has concluded and look forwards to a much-improved 2021. The Board believes all owners would agree that Covid 19 impacted every aspect of our professional and personal lives including the good times with friends and community at Island Pointe Resort. The cancellation of Clean Up weekend to start the busy summer season, the continued closure of the Clubhouse for safety reasons, cancellation of fishing weekend, holding the Annual owners meeting outdoors and cancelling the Annual owner's dinner were several impacts we all realized. While Covid 19 may have impacted time spent at Island Pointe this past summer, the Board continued our work 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 in the fall and a snapshot of several items the Board is currently working on.

### RECAP OF 2020

#### Property Repairs and Improvements:

- **Multi-Family Hatch Replacement Project (\$3,600):** We had all multi-family hatch entry doors totally replaced and covered with a rubber membrane that was stained to match the building. Additionally, all hatches are now locked for safety since this space is Association property.
- **Staining of new railing and deck expansion at the Clubhouse:** While the deck expansion and railings were completed in 2019, the staining was delayed due to weather and completed in 2020.
- **Gutter Damage and roof damage at Clubhouse Repaired (\$450):** The clubhouse gutter was apparently hit by a truck and damaged in addition to a branch falling on the Clubhouse and penetrating the rubber membrane. Both items were successfully repaired.
- **Asphalt Repair Project (\$4,000):** A path was removed and replaced from the Clubhouse to the boat docks to incorporate the deck expansion. Additionally, the parking area repairs were completed at Villa #27. The proposal also included the replacement of the walking path by Villa #54-#57 that has been delayed until spring 2021 due to underground water leak repairs requiring the ground to settle over the winter months. A temporary driveway gravel path has been made until the new blacktop path is completed.

- **Luggage Carts (\$1,328):** The resort had several luggage carts that reached their useful life. The Association purchased four (4) new carts for the resort and were able to now have carts on both sides of the resort.
- **Electrical work for gutter heat tapes to Multi-family building #30-#35 (\$1,395):** This building continually has ice dams during the winter that can cause interior water damage and is a safety concern when the icicles start to fall. A new electrical line was installed to the roof on a separate circuit so gutter heater wires can be turned on and off at the circuit box by the Property Manager.
- **Installation of heater wires on Multi-family building #30-#35 (\$1,300):** With the completion of the electrical work on this building, heater wires were installed in advance of winter.
- **Direct Electrical Line to Multi-Family building #24-#26 (\$1,971):** We had electric brought from the pool to this multifamily building crawl space.
- **Installation of Gutter Guards on Multi-family building #24-#26:** Gutter guards were installed on this building to protect the gutters from pine needle and pinecone gutter clogs.
- **Multi-family composite step project improvements (\$6,030):** We continued our work to convert all steps and railing on the Multi-family buildings to composite material to avoid future wood maintenance costs. The following Villas received the composite steps and rails this past year: #24, #26, #44, #54, & #55. This project will conclude in 2021 with a small number of steps that still need to be converted.
- **Staining and glazing Clubhouse windows (\$3,805):** The Clubhouse windows needed glazing and replacement hardware in addition to staining the entire building. This project was successfully completed in the fall.
- **Staining of Multi-Family Building #30-#35 (\$12,960):** This project was approved, and work began in the fall. Needed repairs and the staining of the front of this large building was completed in the fall, however, the remainder of the building will be completed in spring 2021 due to winter weather stopping the completion.
- **Multi-Family Villa identification Project:** The Board has implemented strategies to reduce the time required for First Responders to find a caller seeking help at Island Pointe. A 911 call for a medical emergency at Island Pointe two years ago revealed that valuable time was lost by First Responders locating the Villa. Entrance signs with a number were immediately implemented and owners were advised to provide the entrance number for any 911 call or for deliveries. This past year larger numbers were placed on Villas to help First Responders quickly find the unit.

## **Arborist Visit and Report:**

- **Wachtel Tree Service (\$877):** The Board contracted with Wachtel Tree Service to visit the resort (July 24, 2020) for a complete assessment on the health of our forest. Arborist Nathan Schuettpelz spent a good portion of the day meeting with the Board, walking the property, mapping the trees, and identifying an action plan for the health and safety of the forest. Nathan thought the forest was in good shape, well maintained but identified several action steps that the Board will be taking. He identified eight (8) trees that he wanted removed for various reasons and suggested spraying of the trees along Canyon Road. The Board has a work order with Halls Tree Service to complete the identified removal of trees. The Board was pleased with the report and knowledge shared about our forest and best practices. The Board agreed that we will go through this process every other year with a certified Arborist checking the health of the forest. The previous Arborist visit to assess the health of the forest was on October 14, 2016.

## **Underground Water Leaks Have Plagued Island Pointe:**

- **Water Wicker, Terrytown Plumbing, Excessive Water Usage, Ground Repair, Path Repairs:** These are all the expenses involved when an underground water leak occurs. Treasurer Charley Plank has been diligent in regularly monitoring the Association water usage with 24-7 on-line access to water consumption. When Charley questions an increase in usage, it immediately initiates a process of discovery to determine if we have an underground water leak. Unfortunately, the sandy soil at the Resort will not normally allow the water to surface for leak detection but the water runs underground to the Lake. The Board determined that the most cost-effective strategy when we suspect a leak is to immediately identify the area of the Resort where we suspect the leak and contract with the water wicker to identify the location so repairs can be made saving the cost of water. The Treasurer assembled a report for the Board detailing the impact of water leaks on the operational budget. The report identified the following costs since October 2018 with nine (9) underground leaks identified and repaired:
  - Water Wicker: \$ 3,165
  - Excess Water Usage: \$ 9,199
  - Terrytown: \$14,817
  - Ground Repair: \$ 1,252
- The Board is discussing long term plan strategies knowing that these leaks have been re-occurring regularly and all the water lines are the same age. Preliminary cost estimates to replace a water line are \$13 - \$14 per foot and a very rough estimate from Terrytown is around \$150,000 - \$200,000 to replace our water lines.

## **Flath Road Sewer and Water Assessment:**

- The Board advised the Owners that the Association was being assessed \$10,105 for Sewer and Water improvements completed in 2018 by the Village of Lake Delton. While the Board tried strategies to avoid this charge, we were unable to avoid the charge but thanks to Bill Becker's work, the Village agreed that we can pay the entire amount in 10 years with no interest charge. This allowed Charley to establish

a new reserve fund that we will fund at \$1,000 per year to have the funds to pay the bill in compliance with the 10-year agreement.

### **New Property Manager Jason Guckeen:**

- The Board was advised by Mike Doyle that he would not be renewing his Property Manager contract after 5 years of keeping the property in good order. We were pleased to announce that Jason Guckeen was selected as the new Property Manager. Jason was somewhat familiar with Island Pointe as a sub-contractor for Mike to handle the mowing of the property and the daily raking of the beaches. The Board brought Jason on two weeks prior to Mike's end date so that knowledge could be shared regarding the property and responsibilities. Jason has the necessary equipment to handle the snow plowing in addition to the mowing. Please introduce yourself and welcome Jason the next time you are on property and thank Mike for his 5 years of excellent service.

### **Administrative Updates:**

- Rules Regarding Emotional Support Animals: During the Annual Homeowners meeting, owners were advised of written rules regarding Disability-related need for an emotional support animal set forth in Wis. Stat 106.50. Working in conjunction with the Associations legal counsel we adopted the rules and provided copies to owners. This sets forth the process and responsibilities of the owner if they have an approved disability requiring an emotional support animal. Island Pointe remains a "No Pet" resort.
- Statutory Reserve Account Statement: The Board working with legal counsel have submitted to Sauk County the required paperwork not to establish a statutory reserve account. The filing of this document was completed following the Annual Homeowners meeting when the ownership voted not to establish a statutory reserve account. The owners vote was on September 5, 2020 and the paperwork was filed on September 22, 2020.
- Annual Fire Inspection Results: The Board is pleased to share that the Lake Delton Fire Department was on property March 12, 2020 for an annual inspection and could find no violations. We have continued to receive excellent reports with no violation of the fire codes.
- Health Department Pool Inspection: Similar to the Fire Inspection, the Health Department conducted an inspection and were pleased with the condition of the Island Pointe pool. They had one recommendation that was immediately implemented.
- Internet Router: In working with Charter communications and our internet provider (J-Comp) it was determined that our router is outdated and needed replacement. The Board approved the replacement (\$1,000) and with the upgrade our monthly cost is reduced by \$40.
- Board Seat: There was one Board seat available with President Bill Becker's three-year term expiring. The ownership unanimously voted for Bill to remain on the Board with another three-year term which he accepted.

- Election of Officers: Immediately following the Annual Meeting the Board meets for the election of Officers for the coming year. The officers will remain the same:
  - Bill Becker                      President
  - Scott Higgins                      Vice President
  - Warren Ludvigsen                      Secretary
  - Dave Sullivan                      Board Member
  - Beth McNeeley                      Board Member
  - Charley Plank                      Treasurer (not a Board Member)
- Housing Discrimination Complaint: The Board received a Housing Discrimination complaint from the United States Department of Housing and Urban Development filed by a potential buyer of a Villa who had a comfort animal. The complaint names the Island Pointe Owners Association, the Realtor, and the Villa Owner in the complaint. The Board was in regular communications with legal counsel throughout the process of dealing with this potential buyer who ultimately did not purchase the Villa. A hearing was held by an Equal Opportunity Specialist and we are awaiting approval of the final resolution which entails the Board members completing a 2 hour online educational session on fair housing.
- Additional Kayak/Canoe rack: With the popularity of Kayaks and Canoes the Board increased the storage capacity with a new rack two years ago. The additional space is now full, and the Board is evaluating the addition of another storage rack on the Cabin side of the property. The Board plans to assess possibilities on where an additional rack can be added during the next on property Board meeting.

### **Looking ahead to 2021:**

- Composite Boat Dock Testing: The Board is looking into testing boat docks made of composite material. The current wood docks require constant maintenance, and it may be cost effective to begin a transition to composite as we did with the Multi Family steps and railings. The Board wants to evaluate cost, safety, section weights, etc.
- Clubhouse Flooring Replacement: The Clubhouse flooring (Carpet and tile entry) has deteriorated with staining, seams unraveling and several cracked entry tiles because of Clubhouse functions. Despite efforts to clean the carpet, the Board determined it is time to make a change with the flooring. The plan is to remove the carpet and tile, prepare the concrete floor for the installation of a laminate floor that can handle the traffic and spilled food. This will be much easier to clean and virtually indestructible while providing an enhanced atmosphere in the clubhouse. The preliminary cost for this project is a not to exceed number of \$7,500 not knowing the time involved to prepare the floor once the carpet is removed. The plan is to complete this project prior to Clean up weekend. This will be a Capital and Property Improvement expense.
- Long Term Planning Committee: Board Member Dave Sullivan is assembling a long-term planning committee to continually look at the property and the future needs. The property is aging, and we want to continue to evaluate long term planning needs so that the resources are available to keep Island Pointe as the “Gem of Lake Delton”

- Association Dues: The Board announced that the 2020-2021 dues will remain the same, however, Charley Plank has advised that it is becoming increasingly difficult to make the numbers work with current revenue. The Board announced during the Annual meeting that we may need to implement a 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 (20 years ago)
  - \$115 per month in 2005 (15 years ago)
  - \$150 per month in 2009 (11 years ago)

Despite inflation, underground water leaks, increasing the reserve funds and other rising expenses, the Board has been able to hold dues constant for the past 11 years.

### **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 Scott Higgins for approval to proceed.

### **2021 Calendar Planning:**

- Clean Up Weekend: April 29 – May 2, 2021
- Fishing Weekend: June 5-6, 2021
- Annual Homeowners Weekend: September 5, 2021
- Football Weekend: October 2-3, 2020

**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 2021 for the good of the Association. We have been able to hold dues for the past eleven years 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, 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 2021”

The Board extends Best Wishes for a successful New Year with good health and happiness. We are all looking forward to receiving our COVID-19 vaccine and having life return to normal in time for a great season at Island Pointe.