Draft MWLA minutes 11/22/21

**MWLA Board of Directors Meeting Minutes**

**Monday, November 22, 2021**

**10:00 A.M. Library & Zoom**

Present: Greg Holt, Angie Dombrowicki, Mary Bowlus, Jody Miller, Karen Dixon, Carla Hameister, Eleanor Butler, Delp Schafer, Gale Wolf, Paul Puccinelli, Gale Wolf, , Lynn Schroeder

Absent: Tom Kramer, Mary Bowlus

**Meeting Summary**

* Meeting called to order by Greg Holt at 10:01 a.m.; Motion by Gale, seconded by Jody Miller; quorum established.
* Agenda: Motion by Gale, seconded by Jody, to approve the agenda. Motion unanimously Approved.
* Minutes: Motion by Mike, seconded by Delp to approve the minutes of the October board meeting. Motion unanimously approved.

**Addition to Association Bi-laws:**

* Discussion regarding the proposed new bi-law for the Association regarding the acquisition of property. Mike is hoping it will encourage other people to donate land. Our mission, articles, and bi-laws currently do not mention the option of acquiring property. Other Associations do have bi-laws accepting donations.
* Paul mentioned that the proposal only includes the Town of Manitowish Waters.
* Greg thought the proposed law could change to: waterways wholly or partially within the township of Manitowish Waters .
* Lynn made a motion to accept the proposed bi-law with the additional wording: “ The Association may acquire by gift, purchase or otherwise real or personal property of any kind whatsoever to enhance, conserve and or protect the waterways wholly or partially within the township of Manitowish Waters for the benefit of the public if consistent with the purposes of the Association and its tax- exempt status”. Gale seconded. Motion was unanimously approved.

**Rest Lake Property Donation:**

* Reviewed the Covenants and restrictions/reverter (see separate document).
* Jody mentioned the MWLA agreed to keep the property in the state it was when we received it. We should include this when we make the announcement.
* Mike stated we would have some publicity required. MWLA should appoint another group to discuss how we will announce the gift and market/promote it.
* Signs should be placed on the property to let everyone know it is public property and what it can/cannot be used for.
* Paul asked where we will keep the deed to make sure the covenant is abided by in the future and allow future association members have access to it.
* We will discuss where we will keep all MWLA legal documents, minutes, etc. Maybe we need to have a google drive for the MWLA where important documents are saved.
* Greg mentioned there are risks associated with the acceptance of this property. The committee will address in the winter. The liability insurance policy has been increased due to this property.
* Mike mentioned:.
  + Asking for Board’s approval to proceed.
  + The Plan of the survey has been completed and paid for. No issues were seen by either attorney.
  + Hired attorney Tim Melmes of Hogan & Melmes, from Minocqua.
  + The Deed restriction was reviewed by both attorneys. Also shared with the Gathering Waters, a group in Wisconsin. No parties found anything of concern.
  + We have the title commitment insurance. The policy will be paid by the Leistickow Estate.
  + Discussed impending need to file:
    - Form 230 – property tax exempt state
    - Form 990, full tax return
    - State of Wisconsin, Charitable organization forms
  + Talked to the attorney, County Assessor, & accountant at Huberty, Karin Harms, related to the above forms.
  + The committee is ready to move on all of the above items.
  + The Estate will pay the prorated 2021 property tax, title insurance, and estate transfer tax.
  + At closing MWLA will receive $20,000 to continue with the demo of the property to put it back in its natural state.
  + The committee will set the closing date with Vilas Title.
  + Chuck Kraemer can start work on property when title transferred.
* Paul asked if there was any time limit to us to remove the debris from the property and restore it. The Estate understands it’s based on the weather and Chuck Kraemer’s schedule.
* The board thanked Mike and the committee for all their hard work.
* Mike made a motion to accept the gift of the property on Rest Lake from the Trust of Mark E. Leistickow Revocable trust, as gifted, and move forward with closing. Gayle seconded. The motion was unanimously approved.
* Greg entertained a motion that the Rest Lake Property committee continue to do the following: notify neighbors, hire above referenced professionals, and complete the acceptance of the property . Paul seconded. The motion was unanimously approved.

**Miscellaneous**

* Greg would like to get the committee together to attack what other committee’s we need.
* **Next Board Meeting:** May 16, 2022. May have zoom or phone meetings if needed over winter.

**Adjourned: 10:36 am**

Respectfully submitted by Carla Hameister