Long View Point Neighborhood Association

Meeting Minutes

July 18, 2026

Present: **Board Members:** Scott Grigsby – President (Lot 31), Mike White – Vice President (Lots 25/26), Beverly Schulze – Treasurer (Lot 37), Tom Melin – Secretary (Lot 57)

Lot Owners: Mary & Jerry Korbecki (Lot 8), Tanya & Peter Kolar (Lot 14), Justin Ellerman (Lot 19), Steve Gilles (Lot 30), Art Schulze (Lot 37), Denise & Loren LeVeque (Lot 48), Lisa & Steven Bane (Lot 53), Mike Tomasek (Lot 55), Jill & Tim Jones (Lot 56), Bill Hansen (Lot 58), Sandra & Kurt Garbrecht (Lot 59), Andrea & Al Wilimovsky (Lot 62), Brett Finnegan (Lot 63), Stanley Krzeczkowski (Lot 73)

Next meeting: **July 17, 2027**

Approval of Minutes / Secretary Report

Copies of the LVP Meeting Minutes from 7/19/2025 were distributed for review. After appropriate motions, the minutes were approved by those in attendance.

Be aware of this and please visit our LVP website, www.longviewpoint.com, that is well maintained by Steve Gilles. These meeting minutes and other useful information can be found there. Please keep the secretary notified of any changes in emails, mailing addresses, or phone numbers to keep all owner information current.

As of today, we have **61 Lot owners** in our Association of **73 lots**.

Financial / Treasurer Report

Beverly Schulze presented the current **June 30, 2026, Financial Statement** (July 1, 2025 – June 30, 2026) as well as the previous fiscal year (July 1, 2024 – June 30, 2025). She also included **Proposed Budget** scenarios for the upcoming fiscal year **July 1, 2026 – June 30, 2027.** These different scenarios are based on the total number of potential occupied slips/lifts. **WRPCO** has been significantly increasing their required lift fees over each of the last three years. Beverly proposed increasing the **HOA fee to $650** for each lot owned and increasing the fee to **$510 for each additional lift** used by any of the lot owners. As stated in previous minutes, the fee for an owner's first lift is paid by the Association.

After appropriate discussion and motions, the 2026 Financial Statements, Proposed Budget, and both HOA / Lift dues were approved and voted on by those in attendance.

As she has done in previous years, Beverly will be mailing out the annual HOA invoices, financial statements, any needed lift registration forms, and a copy of the meeting minutes to all lot owners by October 1, 2026. The invoice payments will be due by November 1, 2026.

Old Business

1. Tyler Enkro, owner of **Dock Masters,** had all the piers and lifts placed this spring by 5/11/2026, delayed slightly due to weather conditions. In comparison, South View Shores piers and lifts were not completed before Memorial Day (They use a different service). Lot owners are free to use whomever you want to manage your lifts and responsible for contracting for their own lift service. Tyler requests that owner names and Lot numbers be visible on all boat lifts, including jet skis.

2. Scott and Tom walked the entire LVP shoreline last summer documenting all pier layouts, number of panels, and all watercraft lifts to help with comparing and monitoring fees assessed by Tyler and WRPCO. We will do another survey later this summer.

3. The walking path in front of Lot 20 has been completed with new stairs.

New Business

1. There have been numerous violation letters sent from WRPCO for improper viewsheds and excessive mowing of the 100 ft walking path. One owner was fined $5,700 for tree restoration in their viewshed. WRPCO watches and looks for violations using drones/pictures, in-person inspections, and measuring tree stumps during their frequent visits. This all leads to fines and potential sources of revenue for WRPCO. **Please note: WRPCO prohibits motorized vehicles on the 100-ft strip.** Do not run your UTVs along the 100-ft path or temporarily park them near the pier steps or on the mowed path areas. Park them well off the strip/path into your designated property if you're going boating or fishing.

2. **Pier parts inventory**: A complete build out configuration for Long View Point would result in **12 piers** and **78 boat slips.** Piers 1 and 3 utilize heavier aluminum construction. A completed build out would require 8 frames (inventory of 5), 16 flat panels (inventory of 13), 16 leg posts (inventory of 22). The remaining 10 piers utilize lighter aluminum construction. Their complete build out would require 18 frames (inventory 5), 36 flat panels (inventory 5 aluminum and 32 vented plastic), 36 leg posts (use same inventory of 22, as above).

   New **Dock Rite** aluminum panels cost $500 each. South View Shores agreed to sell us 50 aluminum panels for $150 each, a total of $7,500. We struck a deal with them to exchange trade our 32 vented plastic panels for 32 of their aluminum panels. We then purchased 18 more of their aluminum panels for $2,700. This was considerable savings of $22,300 when compared to new panels.

3. The board positions of both Vice President and Treasurer were up for either new nominations or re-elections. There were no volunteers for new board members. After motions and voting by the owners in attendance, Mike White and Beverly Schulze will each serve another two-year term. **Of Note:** All board members' HOA dues are covered by the Association.

4. All boats and watercraft are to be off the lifts and out of the water by Monday, October 12, 2026. Make sure you raise your lifts to the maximum height and remove the batteries from the lift.

The next meeting will be held at 10:00 am on July 17, 2027, at the same location.

The motion to Adjourn was offered, seconded, and approved by all in attendance.