

CMSPOA  
Draft Minutes 2024 CMSPOA Annual Meeting  
July 6, 2024

Pete Sheild - President  
Don Schroeder- Vice-President  
Carolyn Opitz - Secretary/Treasurer  
Dan Riegelman - Director-at-Large

Call to order by Pete Sheild at 10:30 AM Introduction of Members present:

Pete Sheild, Al Rank, Dan Riegelman, John Grimmer, Erick & Bonnie Bullion, Jackie Hasse, Kim Hasse-Besmer, Tim Nickles, Brian Schumaker, Jack and Judy Schumacher, Mike and Shannon Brimmer, Tim Bottoms, Gayle and Scott Elsner, Stan and Tarianne Babicz, Glenn Doering, Greg & Jenny Wallace

Approval of the 2023 CMSPOA Annual Meeting Minutes. MSP: Bonnie Bullion/ Al Rank.

Financial Report and Proposed Budget for 2024-2025 presented with the suggestion to investigate moving funds to an account bearing higher interest:

	Proposed 2023/2024	Actual 2023/2024	Proposed 2024/2025
Snow Plowing	4,500.00	4,000.00	4,500.00
Gravel/Culvert	2,400.00	2,870.63	0.00
Leaf Blowing	501.50	459.00	500.00
Insurance	1,450.00	1,401.00	1,450.00
Misc.	200.00	206.99	200.00
	\$9,051.50	\$8,937.62	\$6,650.00

Savings Account Balance 5/31/2024	\$10,002.10
Checking account Balance 5/31/2024	\$21,472.48

Due to low snow this last winter, we go into 2024/2025 with a credit of 3 road plowings after the first 10 that we will pay for next year i.e. plows 11, 12 and 13.

Some members of Village Point Lane have decided to opt out of snow plowing and road maintenance. Tim Bottoms said they want to participate in maintenance of the shared entrance road in some way unspecified. We are waiting to hear back

from Attorney John Houlihan regarding proper path to dissociate with Class 2/  
Village Point Lane and insure we are doing things properly from a legal  
perspective.

Payer/Non-Payer report:

PAYERS - VPL (2024)  
Erick & Bonnie Bullion  
Andy & Karen Grimmer

NON-PAYERS - VPL (2024)  
Jeff Leitz - Never Paid  
Jeff Terstreip - Never paid since parents passed away  
Tim Gehl  
Tom Rodell  
Joel Cler  
Tim Bottoms  
Kath Wilson  
Condos

CMSPOA - NONPAYERS (2024)  
Christina Henthorn Lot #41  
Don King Lot #8 Never paid  
David Prasse Lot#2. Never paid

#### PARTIAL PAYERS

Mick Kaptanovic. Lot #40 paid \$100  
Jack Schumacher 2 Lots 13, 14 paid \$400  
Tim Gehl. (2 lots combined Now 1 Lot) on gravel road paid \$350

Thank you to Ryan Nickels and Scott Zastrow among others for gravel road maintenance.

Pete Shield asked for volunteers for the CMSPOA board. John Grimmer will serve as Secretary Treasurer. Mike Brimmer will serve as at large director.

Motion to add John Grimmer as signer on the checking and savings accounts and to remove Carolyn Opitz as she is retiring from the position. MSP: Bonnie Bullion/Greg Wallace.

Winchester has established a room tax that aligns with new Vilas County Short Term Rental regulations. Details at the link below.

[https://www.vilascountywi.gov/departments/administration\\_\\_officials/zoning\\_and\\_planning/tourist\\_rooming\\_.php](https://www.vilascountywi.gov/departments/administration__officials/zoning_and_planning/tourist_rooming_.php)

Violations should be addressed to Vilas County Zoning and Planning:

Mitch Buhler  
Deputy Zoning Administrator  
[\(715\) 479-3734](#)  
[E-mail](#)

Move to adjourn at 11:25 by unanimous consent. Minutes by John Grimmer  
August 5, 2024