

# CMSPOA Annual Meeting Agenda

July 5, 2025

Scholl Community Impact Group Barn

13141 Old County W, Winchester WI 54557

Pete Sheild - President

Don Schroeder- Vice-President

John Grimmer - Secretary / Treasurer

Dan Riegleman - Director-at-Large

Mike Brimmer - Director-at-Large

## 1. Welcome and Opening Remarks

- Call to Order
- Introduction of Members
- Approval of 2024 Meeting Minutes

## 2. Discussion of Resolution - Passed

## 3. Financial Report

- Dues Report
- Review of Financial Statements
- Presentation of Annual Budget

## 4. New Business

- Discussion and possible action on potential upcoming expenses including
- Entrance Road
- Regrading
- Approval of Annual Budget
- Open Discussion and Suggestions

## 5. Elections

- Presentation of Candidates

## 6. Adjournment

CMSPOA  
Draft Minutes 2024 CMSPOA Annual Meeting  
July 6, 2024

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

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

Pete Sheild, Al Rank, Dan Riegleman, 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<br>2023 / 2024 | Actual<br>2023 / 2024 | Proposed<br>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                  |
|                 | <hr/> \$9,051.50        | <hr/> \$8,937.62      | <hr/> \$6,650.00        |

|                                       |             |
|---------------------------------------|-------------|
| Savings Account Balance<br>5/31/2024  | \$10,002.10 |
| Checking account Balance<br>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

Tim Gehl. (2 lots combined Now 1 Lot) on gravel road

PARTIAL PAYERS

Mick Kaptanovic. Lot #40 paid \$100

Jack Schumacher 2 Lots 13, 14 paid \$400

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](tel:(715)479-3734)

[E-mail](#)

Move to adjourn at 11:25 by unanimous consent. Minutes by John Grimmer July 23, 2024

2025 CMSPOA assesment

| PIN           | Address | Street Name        | First Name | MailingLast Name                             | Parcels | PD 2025  | Assessment |
|---------------|---------|--------------------|------------|--|---------|----------|------------|
| 28-1261-03    |         |                    |            | BABICZ TRUST                                 | 1       | 400      | 400        |
| 28-1234       |         |                    | JOHN C     | BESMER                                       | 1       | 400      | 400        |
| 28-1235-05    | 14263   | HARRIS CREEK LANE  | MICHAEL    | BRIMMER                                      | 1       | 400      | 400        |
| 28-1255-02    | 13090   | VILLAGE POINT LANE | ERICK      | BULLION                                      | 1       | 200      | 200        |
| 28-1264-04    | 14219   | HARRIS CREEK LANE  | GLENNON J  | DOERING                                      | 1       | 400      | 400        |
| 28-1262-06    | 14291   | HARRIS CREEK LANE  |            | DON R SCHROEDER LIVING TRUST                 | 1       | 400      | 400        |
| 28-1235-03    | 14269   | HARRIS CREEK LANE  | PETER M    | ERICKSON                                     | 1       |          | 400        |
| 28-1261-05    | 14285   | HARRIS CREEK LANE  | ADAM J     | FISCHER                                      | 2       | 800      | 800        |
| 28-1262-05    | 14292   | HARRIS CREEK LANE  | RONALD J   | FLORIAN TRUST                                | 1       | 400      | 400        |
| 28-1235-01    | 14264   | HARRIS CREEK LANE  | JESSE J    | FRISCH                                       | 1       |          | 400        |
| 28-1261-06    | 14284   | HARRIS CREEK LANE  |            | GEHL MANAGEMENT TRUST                        | 1       |          | 400        |
| 28-1236-02    | 14255   | HARRIS CREEK LANE  |            | GREGORY A WALLACE & JENNIFER E WALLACE TRUST | 1       | 400      | 400        |
| 28-1262-01    | 14300   | HARRIS CREEK LANE  | JOHN E     | GRIMMER TRUST                                | 1       | 400      | 400        |
| 28-1262-07    | 14293   | HARRIS CREEK LANE  |            | HAASE TRUST                                  | 2       | 800      | 800        |
| 28-1262-02    | 13207   | LONESOME PINE LANE | CHRISTINAL | HENTHORN                                     | 1       |          | 400        |
| 28-1235-02    |         |                    | BRETT R    | HOSTETLER                                    | 1       | 400      | 400        |
| 28-1246-04    | 14201   | HARRIS CREEK LANE  |            | KANNASS LLC                                  | 1       | 50       | 50         |
| 28-1262-03    |         |                    | MICK       | KAPETANOVIC                                  | 1       | 50       | 400        |
| 28-1264-03    |         |                    | DONALD P   | KING   | 1       |          | 400        |
| 28-1264-02    |         |                    | GERALD L   | KONKOL                                       | 1       | 400      | 400        |
| 28-1238-00001 | 14261   | HARRIS CREEK LANE  | FRANK C    | KULASZEWICZ TRUST                            | 1       | 400      | 400        |
| 28-1263-02    | 14223   | HARRIS CREEK LANE  | JAMES M    | LEVIN TRUST                                  | 1       | 400      | 400        |
| 28-1263-06    | 14227   | HARRIS CREEK LANE  | JUDIE M    | MCCOY  | 1       | 400      | 400        |
| 28-1263       | 14241   | HARRIS CREEK LANE  |            | NICKELS TRUST                                | 1       | 400      | 400        |
| 28-1261-02    | 14279   | HARRIS CREEK LANE  |            | PATAGONIA NORTH TRUST                        | 2       | 800      | 800        |
| 28-1246-01    |         |                    |            | PRASSE TRUST                                 | 1       |          | 50         |
| 28-1262-08    | 13183   | LONESOME PINE LANE | ALLEN H    | RANK JR                                      | 1       | 400      | 400        |
| 28-1236-03    | 14245   | HARRIS CREEK LANE  | MICHAEL K  | REHBERG                                      | 1       | 400      | 400        |
| 28-1246-02    |         |                    | PAUL C     | SCHNEIDER TRUST                              | 4       | 1600     | 1600       |
| 28-1263-04    | 14233   | HARRIS CREEK LANE  | JON R      | SCHUMACHER                                   | 2       | 400      | 800        |
| 28-1264-06    | 14213   | HARRIS CREEK LANE  | BRIAN R    | SCHUMAKER                                    | 1       | 400      | 400        |
| 28-1261-01    | 14283   | HARRIS CREEK LANE  |            | SCOTT L ELSNER & GAYLE L ELSNER JOINT TRUST  | 1       | 400      | 400        |
| 28-1262-11    | 14289   | HARRIS CREEK LANE  | PETER J    | SHEILD TRUST                                 | 1       | 400      | 400        |
| 28-1246-03    | 14175   | HARRIS CREEK LANE  | STEVEN K   | SMITH  | 1       |          | 50         |
| 28-1262-09    |         |                    | MICHAEL L  | TERSTRIEP                                    | 1       |          | 400        |
| 28-1262-12    | 14287   | HARRIS CREEK LANE  | ROGER      | VANDERMUS TRUST                              | 3       | 800      | 1200       |
| 28-1255-03    | 14209   | HARRIS CREEK LANE  | THOMAS R   | WARWICK                                      | 1       | 400      | 400        |
| 28-1264-05    | 14211   | HARRIS CREEK LANE  |            | WATERSMEET TRUST                             | 1       |          | 400        |
| 28-1263-03    | 14237   | HARRIS CREEK LANE  | JEFFREY    | WIEGAND                                      | 1       | 400      | 400        |
| 13-Mar-25     |         |                    |            |  |         | \$13,900 | \$17,950   |

Checking Transactions

| Date     | Description  | Check # | Category              | Credit   | Debit                        |
|----------|--|---------|-----------------------|----------|------------------------------|
| 5/7/25   | MOBILE DEPOSIT (CASHORCHECK)   |         | Deposits/             | \$50     |                              |
| 5/7/25   | MOBILE DEPOSIT (CASHORCHECK)   |         | Deposits/             | \$400    |                              |
| 5/7/25   | MOBILE DEPOSIT (CASHORCHECK)   |         | Deposits/             | \$400    |                              |
| 5/7/25   | MOBILE DEPOSIT (CASHORCHECK)   |         | Deposits/             | \$800    |                              |
| 3/31/25  | CHECK  | 3069    | Withdrawals/          |          | -\$1,088 Houlihan Legal      |
| 3/17/25  | CUSTOMER DEPOSIT (CASHORCHECK)   |         | Deposits/             | \$5,200  |                              |
| 3/11/25  | CHECK  | 3068    | Withdrawals/          |          | -\$200 VPL Dues reimbursment |
| 3/6/25   | AUTO-OWNERS INS. PREM CB101051314 CAMP MISHIKE SHORES PR (Auto-Owners) |         | Insurance/            |          | -\$580 Insurance premium     |
| 3/5/25   | VENMO CASHOUT 1040677180265 CAMP MISHIKE SHORES PR (Venmo)             |         | Payments & Transfers/ | \$50     |                              |
| 2/28/25  | CUSTOMER DEPOSIT (CASHORCHECK)   |         | Deposits/             | \$5,000  |                              |
| 2/24/25  | VENMO CASHOUT 1040453685288 CAMP MISHIKE SHORES PR (Venmo)             |         | Payments & Transfers/ | \$2,000  |                              |
| 2/3/25   | VENMO CASHOUT 1040008275052 CAMP MISHIKE SHORES PR (Venmo)             |         | Payments & Transfers/ | \$2      |                              |
| 1/15/25  | CHECK  | 3067    | Withdrawals/          |          | -\$522 Leaf blowing          |
| 11/12/24 | CHECK  | 3066    | Withdrawals/          |          | -\$3,170 Plowing             |
| 10/30/24 | CHECK  | 3065    | Withdrawals/          |          | -\$100 Scholl room rental    |
| 10/15/24 | Associated Bank  |         | Fees & Charges/       |          | -\$4                         |
| 9/16/24  | Associated Bank  |         | Fees & Charges/       |          | -\$4                         |
| 8/14/24  | Associated Bank  |         | Fees & Charges/       |          | -\$4                         |
| 7/23/24  | USLIABILITYINSUR INSURANCE 9734589                                     |         | Insurance/            |          | -\$848 D&O Insurance         |
| 7/15/24  | Associated Bank  |         | Fees & Charges/       |          | -\$4                         |
| 6/14/24  | Associated Bank  |         | Fees & Charges/       |          | -\$4                         |
| 6/12/24  | CUSTOMER DEPOSIT (CASHORCHECK)   |         | Deposits/             | \$350    |                              |
|          |  |         | Totals:               | \$14,252 | -\$6,528                     |

Account Balances as of 5/31/2025

|          |          |
|----------|----------|
| 6 Mo CD  | \$9,089  |
| Checking | \$29,197 |
| Saving   | \$1,002  |
| Total    | \$39,288 |

Budget 2025-2026

|                          |          |
|--------------------------|----------|
| Recurring:               |          |
| Insurance                | \$1,428  |
| Leaf Blowing             | \$522    |
| Room Rental              | \$100    |
| Plowing 12 times         | \$3,840  |
| Total                    | \$5,890  |
| For discussion:          |          |
| Road grade               | \$4,450  |
| Entrance Road Gravel     | \$22,240 |
| Entrance Asphalt Patch   | \$49,740 |
| Entrance Asphalt Replace | \$70,080 |