

Volume 8, Issue 8

August 2011

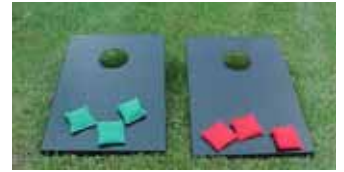


Heart of the North Builders Association

HNBA Happenings



Food! Fun!



Games! Family Time!

We'll have all that and more at the
HNBA Family Picnic



Thursday, August 11

5pm-8pm (dinner at 6pm)

Hunters' Memorial Park*

North Linden Ave & Whitetail St, Rice Lake

HNBA will provide **burgers, brats & hotdogs** (as well as plates, napkins, etc). **Please bring** a dish to share, your own beverages, and lawn chairs.

Enjoy Bean-Bag Toss, Ladder Golf, Basketball, Farkle and More! Prizes!

Please RSVP by Aug 9th with # attending and what you'll be bringing to share (example: salad, chips, dessert, veggies, etc)

*Rain location—Arrow Building Center, 2120 W Knapp St, RL.

Visit www.hnbawi.org for last-minute details!



Upcoming

Events/Details

Tues, Aug 2—
Executive Committee Meeting, 6pm at Moon Lake Park (Soccer field) pavilion.

Thurs, Aug 4—Board of Directors Meeting, 6pm at Clint Doege's, Chetek.

Tues, Aug 9—Gov Affairs Committee Meeting, 7:30AM at Perkins.

Thurs, Aug 11—HNBA Family Picnic, 5-8pm! We'll provide the burgers & brats; bring a dish to pass, your own beverages and lawn chairs!

Tues, Aug 23—**MANDATORY** Parade of Homes Meeting, 6pm at Drag's RL. Participating builders **MUST** attend to receive signs and Parade materials.

Mon, Aug 29—Executive Committee Meeting; time & place to be determined.

AUGUST 2011

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|----------------|------------------|-----|--------------------------|-----|-----|
| | 1 | 2 Exec Cmt | 3 | 4 Board Mtg | 5 | 6 |
| 7 | 8 | 9 GA Cmt | 10 | 11 HNBA Family Picnic | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 Parade Mtg | 24 | 25 | 26 | 27 |
| 28 | 29 Exec Cmt | 30 | 31 | | | |

President's Corner

Providing the services and programs that HNBA offers to our members is a team effort of our Executive Officer (Barb) and many volunteers. We have been very fortunate to have volunteers step forward over the years to work on various committees, represent HNBA at Wisconsin Builders Association, serve as members of our Board of Directors, work on community projects, serve as officers, and to handle many other responsibilities. Through the joint efforts of all of these people, our members have received the benefits they expect from HNBA. If you haven't yet had an opportunity to help our association by playing a role in the association's leadership team, I invite you to consider that possibility for 2012. The HNBA bylaws specify that each year we elect one Builder Member Director, one Associate Member Director, and the Secretary, Treasurer, and President-Elect. The Nominating Committee is now working to identify candidates for each of these positions. Please consider whether you would be willing to "give back" and help HNBA by accepting nomination for one of these positions. If you want to learn more, please contact any of the following members of the Nominating Committee: Dan Rassbach, Cory Lehn, Dave Pond, and Pat Mattmiller.

Regards,

Dan



Dan Rassbach,
HNBA President
Werner Electric
Supply
715-651-0566

Committee Reports

Parade of Homes

The 6 entries in this year's Parade of Homes line-up are nearly all completed and looking great! Some of our builder participants may need some help staffing their entries over the course of the 2 weekends (Sept. 17-18 and 24-25); if you're available to help sell/punch tickets for a couple of hours, please let a builder or Barb know!

There is still ad space available in the book, but it needs to go to the printer SOON—call Barb if you can support your association with an ad. It will be delivered to no less than 20,000 households throughout the area!

Education

August 11—Family Picnic at Hunter's Memorial Park.

Sept—Protecting your business—from an Insurance prospective. What coverage covers what types of loss—does your policy cover that, or someone else's? What you need to know & do BEFORE you have an issue.

Membership

We hope to see everyone at the HNBA Family Picnic on Aug. 11. Please see all the details on page 1, and let me know if you have any questions.

The Membership Committee is offering Funny Money for the November Installation Banquet Casino games for everyone who attends our October meeting

Participating Builders & Projects:

MAC Construction—new house east of Rice Lake

MAC Construction—Condo unit in Rice Lake

Bill Balts Construction—Remodel & addition north of Cameron

KBR Construction—New house south of Cameron

L&L Construction—New house west of Barron

Four Seasons Services—New house between Turtle Lake & Comstock (Echo Lake)

October—Focus On Energy will offer a 1 CE credit, 90 minute course entitled Basic Building Science. We will hold this at 4:30pm, immediately prior to our general membership meeting. The guest speaker for our meeting will be Brad Boycks from WBA who will update us on what's happening in Madison that affects YOU and your business.

(elections). Bring a potential member and get even more Funny Money! And your potential member will eat for free!

Please remember to mention the Association to others in the housing industry that you work and do business with. Our strength is in our numbers—the more members we have, the greater our influence. There are postcards highlighting the

The next Parade of Homes committee meeting will be Tuesday, Aug. 23, 6pm at Drag's. This is another MANDATORY meeting for the participating builders: you will receive your signs and materials for Parade weekends. Anyone else who wants to help out is welcome to attend, also!



Carrie Glaser
Kitchen & Floor
Décor
715-234-1790



Michelle Beyreis
WESTconsin CU
715-296-6443

November—no meeting. Mark your calendars for our Installation & Awards Banquet on Nov. 12. We're planning another Casino Night!

benefits of membership available for you to share with potential members—please be sure to pick some up at any general or committee meeting you attend, or call Barb and have her mail you some!



Joe Woodard,
Arrow Building
Center
715-234-6932

Membership Updates

New Member Applications

Applicant, Company

Jay Crotteau, RC Construction (Rice Lake)

James "Steve" Cecil, ABC Supply (Chippewa Falls)

David Brown, Hometown Insulation (Eau Claire)

Sponsor

Mike Crotteau

Mark Larson

Mike Crotteau

If anyone has reason why these applications should not be accepted, please state in writing your reason membership should be denied and mail, to be received by 8/27/11 to HNBA, PO Box 6, Rice Lake WI 54868. (Bylaws state that we must submit new applications before the general membership for one newsletter.)

Renewals

The following memberships are due for renewal in **August**. Please contact Barb at 715-736-4622 or barb@hnbawi.org if you did not receive an invoice. We look forward to your timely renewal.

Due in August:

Shabree Paulson, Advanced Restoration

Natalie Robarge, Barron Cty Habitat for Humanity

Steve Slayton, C & S Drywall

Meaghan Hodshire, Mastercraft Industries

Darryl Buse

Michelle Beyreis

Jim Muller

Bob Brueggen

Due in July:

Ken Butterfield, Precision Concrete Construction

Bob Brueggen

Due in June:

Joe Brown, Kindled Hearth Fireplace Store

Steve Watkins, Maple Grove Heating & Supply

Bob Brueggen

Bob Brueggen

Due in May:

Jerry Doubek, Doubek Electric

Dave Hepfler, Harmony Energy Systems

Jeff Gifford, J & J Stone Work

Darryl Buse

Clint Doege

Clint Doege

We're sorry to see you go!

The following have let their membership lapse, or have indicated that they are not renewing. If you do business with any of them, please encourage them to make the wise move and rejoin HNBA!

- Chris Goodman, CR Construction Associates
- Stacie Turner, RCU
- Wayne Muhonen, Wayne's Drywall

Need to Contact a Member?

Complete contact information is on the Member Directory page of www.hnbawi.org.

Thanks for Renewing!

We appreciate your continued support!

Jim DeYoung, Countryside Plumbing & Heating

Ed Rabehl, Edward Rabehl Construction

Bruce Abshire, Finewood Inc.

Ken Gibson, Gibson Watercare North

Jason Halle, Halle Custom Homes

Carrie Glaser, Kitchen & Floor Decor

Joe Glaser, L&L Construction

Jeremy Peterson, Peterson Services of Rice Lake

Jodi Bunnell, Rainbow Home Center

Nancy Kann, Spectrum Painting

Michelle Beyreis, WESTconsin CU

A Few Benefits of HNBA Membership...

- **Networking** opportunities at monthly membership & committee meetings
- **Free legal & building code hotlines** from WBA
- **Free legal and business advice** from NAHB
- **Free downloadable contracts** for new construction, remodeling & more, drafted by WI contract attorneys familiar with the building industry
- **National membership discounts**, including \$500 GM discount
- **Free or discounted DCQ continuing education credits**
- **Free listings** on HNBA website (Member & Business Directories)
- **Monthly e-newsletter** keeps you current on issues in the building industry
- **Members-only participation & advertising in Parade of Homes**
- **Access to insurance & financial planning programs** through WBA Insurance Services
- **Full-time Executive Officer** to answer your questions

Local Political Happenings

Sawyer County

The Sawyer County Zoning Committee held a Public Hearing on proposed Shoreland ordinance changes. This has been a work in progress for several months. The Public Hearing was uneventful. A small number of citizens spoke on both sides of the issue. No major problems were noted but some small changes/suggestions were proposed. Public Information meetings will now be scheduled and final passage is expected in October.

Rice Lake

An attempt to turn the city parks into no mow buffer strips along the lake and river came to an abrupt halt when Mayor Quinn ordered the parks mowed just prior to the July 4 weekend. At the June meeting of the Park Board more citizens were in attendance than members of the board—for the first time in recent memory—to discuss this issue. The issue continued to fester until the order to mow was given by the Mayor. The July meeting of the Park Board resulted in agreement that the no mow experiment was a failure. If and when buffer strips appear in city parks in the future they will be better planned and more attractive than this attempt.

The Bicycle and Pedestrian Plan has been completed. This plan once adopted by the City Council will assist the City in future years to acquire funding for bicycle and pedestrian facilities in and around Rice Lake.

Red Cedar River Basin

Public Information meetings have been held in Rice Lake and Menomonie to roll out a new report that explains efforts to improve water quality in the Red Cedar River Basin. The report mainly focuses on phosphorus runoff. It was especially interesting to note that only 2.5% of the harmful runoff is attributed to urban runoff. More information on this report, and efforts to reduce harmful runoff can be expected over the next few months and years.

Town of Sumner (Barron County)

The Town Board voted down a pro-

posed zoning change which would have allowed a frac sand mine to begin operations in that town. Many more of these types of votes can be expected in the future. In the meantime, proposals for mines in un-zoned towns continue onward.



Al Arnold
Government
Affairs Dir,
HNBA &
RANWW
715-234-6196



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Monday Morning Review 7.18.11

Senate candidate campaigns on school time

The open records request comes up gold again for the GOP in northwestern Wisconsin. The Republican Party of Wisconsin recently obtained e-mail records from Shelly Moore, the candidate challenging Senator Shelia Harsdorf this summer.

Moore, a long time WEAC and NEA advocate seems to have been caught red-handed campaigning using her school district issued e-mail, computer system and all while on school district time. These e-mails show multiple examples of campaigning starting in February of this year after the announcement of the budget repair bill.

The most damning exchange comes in a March 10th e-mail where Moore writes, "we're not supposed to use school e-mail, but since all of our rights are being taken away, I frankly don't care."

During the 2008 election cycle another teacher, Chris Buckel, challenged Representative John Murtha and fell into the same trap of using school district e-mail to campaign. This turned out to be a damaging issue during the 2008 campaign where Buckel was unsuccessful in his challenge to Murtha.

To read all of the e-mail exchanges and Republican Party of Wisconsin complaint against Moore click [here](#).

Budget in effect

July 1 marked the first day that the recently signed state budget goes into effect. Now known as 2011 Wisconsin Act 32 the budget bill contains a number of sweeping changes for the construction industry.

Included in Act 32 is an overhaul of the state's prevailing wage laws. Residential developments will no longer be required to use the prevailing wage labor scale on infrastructure that is paid for by a developer and then dedicated over to a municipality. Also gone are requirements to pay donated labor prevailing wage rates when working on volunteer municipal projects. As of July 1 the conversion fee on agricultural land is dead. If you are zoning land from agriculture to be developed you will no longer be required to pay a conversion fee on that land as a result of Act 32.

Act 10 becomes law

In early June the "budget repair bill" or "collective bargaining bill" took effect after Secretary of State Doug LaFollette took the maximum amount of time to publish notification of the act.

Since the announcement there have been a number of media accounts of school districts that have used the tools provided in Act 10 to help turn around their finances. Most notably the school district in Kaukauna went from a deficit to a surplus with the changes allowed for in Act 10.

According to the district, changes "will allow the District to hire additional teachers, reduce projected class sizes from 26 to 23 students at the elementary level, 28 students to 26 students at the intermediate/middle level, and 31 students to 25 students at the high school level. In addition, time will be available for staff to identify and support students needing individual assistance through individual and small group experiences.

"Due to the law change the District's projected operating budget has moved from a negative \$400,000 to approximately a positive \$1,500,000. Earmarked in the operating budget are \$300,000 related to merit pay, a program being explored for all staff by the district for the 2011-2012 school year."

DNR permitting reform passes on bipartisan vote

Recently the Assembly Housing Committee met in executive session to consider the DNR Permit Reform Bill (AB



Brad Boycks

WBA's Director
of Gov Affairs
888-285-9066 X
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Monday Morning Review (Continued)

177) authored by Representative Jim Steineke (R-Kaukauna). AB 177 will require DNR to define specific timelines to approve Chapter 30 permits. In addition to better defined timelines the DNR would also be required to make one request for information as opposed to additional requests that in the past has delayed a decision on an application.

The bill, with an amendment offered during the public hearing, says that after a public hearing has occurred if the DNR misses a deadline the application is automatically approved. Finally, the bill changes the burden of proof in contested case hearings. In the past the permit applicant had the burden of proof during contested case hearings. If AB 177 is approved that burden of proof would now be on the person or group that brings the case to the DNR.

We are happy to report that AB 177, strongly supported by WBA, passed the Assembly Housing Committee on a bipartisan vote of 7-1 with all GOP members of the committee voted in favor of the bill along with Representative Leon Young (D-Milwaukee).

We expect this bill to be voted on by the full State Assembly early in the September floor period and are working to get the Senate version of the bill, authored by Senator Frank Lasee (R-Green Bay), through the committee process this summer as well.

Chairman's Interim report on Waste, Fraud and Abuse Issued

Recently Craig Rakowski, chair of the Governor's Commission on Waste, Fraud and Abuse, released an interim report to outline specific examples of waste in state government that if addressed could save Wisconsin taxpayers at least \$266.6 million.

This is an interim report released by Rakowski to continue the discussion on this important topic. The public, along with the bipartisan members of the governor's commission, are still encouraged to provide additional information to the commission to weed out waste, fraud and abuse in state government and hopefully increase the total savings that will be presented in the final report.

Reform of public assistance programs gets the most bang for the buck in the interim report, netting \$177 million.

Looking forward, Rakowski wrote in the interim report:

"During the next six months, I look forward to continuing our work with all the members of the Commission, the public, business leaders, and others as we continue to identify and discuss ways of making government more efficient. In addition, I am anticipating strong leadership being provided by the agencies' WFA task forces as they continue to use their expertise to identify ways state government can run more efficiently."

I appreciate the opportunity to serve as Chairman of the Commission and will continue to do my best to facilitate a meaningful and respectful discussion on waste, fraud, and abuse in state government."

Click [here](#) for the entire interim report.

While the calendar says we are already in the second decade of the 21st century the WBA organization is still being governed by 20th century rules and bylaws. The time has come for changes to streamline the way we do business.

WBA Governance Input Session

Wed, Aug 10 starting at 4pm

Hosted by: Chippewa Valley Home
Builders Association
Builders Crossing

4319 Jeffers Road, Eau Claire, WI

Carpooling is encouraged! If you're
interested in attending, contact Barb at
715-736-4622 or Michelle Beyreis at
715-296-6443



July 13 Golf Outing Highlights

Below: Ken Gibson of Gibson Watercare North won the Gun Raffle, sponsored by Lamperts



Above: First Place Team (again)—Travis Robarge of Don Johnson Motors, and Kelly Licht, Kevin Kolb & Pat Beardon of Culligan

Below: Second Place Team—Al Ausing & Dawn Olson of First Nat'l Bank of Barron, and Jason Janc & Ken Gibson of Gibson Watercare North

Below: A huge THANK YOU goes out to Golf Committee Chair Bill Kurshinsky of Kurshinsky Drafting & Design for his work in making this year's event such a success!



President-elect Dave Pond shows off his mad gymnastic skills on the course!



The 10th Annual HNBA Golf Outing, held on July 13 at Rolling Oaks Golf Course in Barron, will be remembered for near-perfect weather conditions, great PAC fundraising participation, and fabulous camaraderie! Much thanks to the 65 golfers and 20 sponsors for making the event fun & successful!



Clint Doege celebrated a birthday and was surprised with a cake & song to mark the occasion.

Gun Raffle Sponsor: Lampert Yards

Hole Sponsors: Arrow Building Center, Bank Mutual, Culligan, Dairy State Bank, Drag's Restaurant, Gibson's Watercare North, Holiday Kitchens, Indianhead Insurance Agency, Johnson Bank, Kurshinsky Drafting & Design, Muller's Geothermal, Heating & Mechanical, Paul's Sheet Metal, Perfection Paving, TM Title Services, Vinopal Title & Abstract, Werner Electric Supply, WESTconsin Credit Union, Woita & Associates and Xcel Energy.

Contractual Warranties: An Important Tool for Managing Liability Risks

Contractors have three important tools for managing the risk of customer claims:

- Quality performance
- Good relationships
- A well-crafted, written construction contract

Within the contract, common risk management clauses include standard of care, warranties, insurance, indemnification and dispute resolution.

In Wisconsin, contractors building a structure generally can only be sued for breach of contract. (There are other legal theories for owners to sue home remodelers and those providing services like design or repair.) This is because the “economic loss doctrine” provides that one providing a “product” can only be sued under its purchase contract, and a building is considered a product.

Warranties provide an exceptional opportunity to control the risk and scope of liability in the construction contract. Contractors should consider two features in drafting warranties:

- Limiting the scope of the warranty
- Making the warranty the exclusive remedy for resolving claims

Under state law, there are implied and statutory warranties for providing a building fit for its intended use. The time period for bringing contract claims is typically six years.

However, the parties to the contract can agree to a narrower scope of warranty, *e.g.*, satisfying the general standard of care for workmanship; and they can also agree to a shorter duration for making claims. It is common for the contractor to provide a one to two year warranty, in addition to manufacturers’ warranties.

If the contractor wants to limit remedies and time period to the warranty, it also must be expressly limited to the contractual warranty. That is, the contract must specify that the warranty is the customer’s only recourse for asserting claims.

Several standard form contracts, such as the WBA contract, have good warranty language. It is also prudent to have your attorney review the form of contract that you use for both the warranty language and its consistency with other contract terms.

For more information on contractual warranties, contact Carl Sinderbrand at 608.260.2472 or csinderbrand@axley.com

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MEMBERSHIP MATTERS

The “I” is for Integrity



My 11 year old attended RL Warriors Jr. Football Camp last week—during the oppressive heat and humidity. He handled it better than expected, and is working on a new attitude thanks, in large part, to the excellent volunteer coaches in the program. Each evening at the end of the practice, the Warriors head football coach addressed the crowd of about 100 5th-8th graders and discussed what he calls “The Warrior Way.” They learned what each letter of W-A-R-R-I-O-R stands for. Only attending one evening, I missed most of the letters, but learned that A is for Attitude, the O stands for Optimism and the I stands for Integrity. He asked the boys what “integrity” means. Many of them had an idea, but it took a while for someone to make a statement that hit home. Wednesday night, the *ding-ding-ding” answer was, “Integrity means doing the right thing, even when no one is looking.” Pretty profound coming from a kid. But it’s even more meaningful when it’s put into action.

We use the word “integrity” throughout our marketing materials. As an association we claim that our members have it. I would like to think that as business people, members of society, and adult human beings, we all do.

The same son of mine was at Boy Scout camp a few weeks ago, and lost his wallet complete with \$16. He, of course, felt horrible and let his adult leader know what happened. At dinner that evening, his leader announced to the entire group in the dining hall that someone lost a wallet and would appreci-

ate getting it back. Much to my son’s surprise, he received it—and his \$16—back the next day. THAT is integrity!

Let’s just hope that you all act with integrity throughout your day-to-day interactions. Make sure everything you do is the right thing—even if no one is looking.

Planes, Trains & Automobiles

For those keeping track, the current Ritzinger headcount is down by one. I feel like I gave away one of my kids—I drove the 17-year old Austrian to the airport Tuesday. Due to a screw-up with coordination of airlines, the time we would have spent getting awkwardly emotional was instead spent with a ticket agent trying to get his boarding pass processed & printed. We only had time for a quick good-bye at the security checkpoint, and he was off. 10 hours later, his father met him in Munich (without his luggage—that’s visiting Atlanta!) for the 4-hour train ride back to his hometown.

Thanks to technology, we enjoyed a quick Skype video session with him and his very happy parents moments after they arrived at home, just before they joined the 30 friends and family members gathered in their back yard for a homecoming party. We’ll miss the kid terribly, but know we’ll see him again... face-to-face someday, and via the computer until then.

Next month, we will welcome Kristyna from the Czech Republic into our family. We’ve already introduced ourselves via Facebook and are starting to get acquainted. No doubt that will be another tough good-bye when the time comes, but I’m sure the overall experience will be another rewarding one for our family.

HNBA Officers & Directors

President

Dan Rassbach, Werner Electric Supply
715-855-0578

President-Elect

Dave Pond, DP Carpentry & Remodeling
715-205-1280

Treasurer

Keith Kubala, Perfection Paving
715-568-1113

Secretary

Bridget Cunningham, Hometown Title Co.
715-736-5050

Past President

Pat Mattmiller, Dobiahill Timberworks
715-234-1096 or 790-9096

Board of Directors

Cory Lehn, Lehn Construction
715-837-1760

Doug Larson, D. Larson Construction
715-458-4666

Bruce Abshire, Finewood Inc.
715-236-7822

Steve Skoug, Watertight Foundation Systems
715-205-9433

Dan Ringwelski, Shell Lake Woodcrafters
715-468-7061

Jerry Doubek, Doubek Electric
715-234-3597

Appointed Positions

PAC Rep—Bill Kurshinsky

WBA Directors

Clint Doege

Michelle Beyreis

Bill Kurshinsky

Executive Officer

Barb Ritzinger

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Rice Lake WI 54868

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715-736-4622

Committee Chairs

Community Projects

Mike Crotteau, MAC Const. of Barron Cty

Education/Programs

Michelle Beyreis, WESTconsin CU

Executive Committee

Dan Rassbach, Werner Electric Supply

Golf Outing

Bill Kurshinsky, Kurshinsky Drafting & Design

Government Affairs

Kevin Sunderland, Sunderland Construction

Home Show

Doug Larson, D Larson Construction

Installation/Awards Banquet

Michelle Beyreis, WESTconsin CU

Mike Crotteau, MAC Const. of Barron Cty

Membership

Joe Woodard, Arrow Building Center

Parade of Homes

Carrie Glaser, Kitchen & Floor Décor

Scholarships

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