

Lake of the Pines ASSOCIATION INC.

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LAKE OF THE PINES BOARD OF DIRECTOR MEETING July 11, 2020

President Dave Pohoda called the meeting to order at 10:00 a.m. There were 30 Association members present. Dave asked everyone to rise and face the flag and say the Pledge of Allegiance.

ROLL CALL

<u>2018-2021</u>	<u>2019-2022</u>	<u>2020-2023</u>
Vicki Brauner	Steve Andrews	Bob Eckardt
Dave Pohoda	Jennifer Jerore	Pete Wedesky
Rick McCombe	Don Mann	Tim Beckett
Geri Shaw	Dennis Woodward	Bill Timmer

Roll Call was taken and all Board of Directors were present with the exception of Bob Eckardt, Dennis Woodward, both were excused and Jennifer Jerore who was unexcused.

APPROVAL OF MINUTES –

- 1.) Motion by Steve Andrews, seconded by Don Mann, to approve the March 14, 2020 Board Meeting minutes. Vote taken. **MOTION PASSED.**
- 2.) Motion by Steve Andrews, seconded by Don Mann, to approve the May 30, 2020 Reorganization Meeting minutes. Vote taken. **MOTION PASSED.**

ANNOUNCEMENTS:

- 1.) Dave Pohoda announced the Farwell High School head coach lives in Lake of the Pines. For the team's summer camp get together the coach has asked if they could rent one of the shelters and three campsites for the first part of August. There is only one camper in the campground during the days the team would be there.

OFFICERS REPORTS:

PRESIDENT: Dave Pohoda-

- 1.) Dave reported Lake of the Pines maintenance agreement for the Generac is up. According to the 10 year warranty LOP has to keep in the maintenance program. The Board has approve a maintenance agreement for another year.

VICE PRESIDENT: Dennis Woodward- Absent. No report.

SECRETARY AND CORRESPONDENCE: Vicki Brauner- No report.

TREASURER: Geri Shaw –

- 1.) Motion by Geri Shaw, seconded by Steve Andrews, to pay the bills in the amount of \$19,583.35 noting \$7,000 was for insurance. Vote taken. **MOTION PASSED.**
- 2.) Geri Shaw wanted to touch base on the incident in the campground. A loaded pistol was found on the back of a toilet. The Clare Sheriff department was called. The gun belonged to a Flint policeman. The officer who owned the gun finally reported it as missing. The Sheriff had to give the gun back because he was a Flint Officer. The Officer was rude and would only talk to the Clare Officer and not Geri. Geri asked the Flint Officer to leave, Geri gave him a copy of his signed contract, but he would not leave. He did leave on Monday. Motion by Geri Shaw, seconded by Rick McCombe, to obtain the police report and send it to the Flint Police and ban that person for the month of August from all common property. Vote taken. **MOTION PASSED.**

COMMITTEE REPORTS:

EXECUTIVE: Dave Pohoda~ No report.

ARCHITECTURAL: Pete Wedesky~

- 1.) Pete reported on Ridgeway Trail someone put up a chicken coop. This is against the Covenants. Pete asked what the Board wanted to do. Dave Pohoda told Pete to turn it over to the township as the township has more power than we do. Pete was told to get in touch with Harold Logan.
- 2.) Pete has 2 permits one on Tamarack Trail, and one won't be given until Monday.

ECOLOGY: Rick McCombe~

- 1.) Rick reported the lake is scheduled to be sprayed on July 27th depending on the weather. The lake will be sprayed for algae and weeds. The lake was sprayed in June for native weeds.
- 2.) The dam is in need of a modification. The stop logs are not able to be lifted up and all the way out of the water to let more water out. The drain commissioner, Carl Parks, is in contact with a fabricator in Clare and they will be taking care of it.

FUTURE PLANNING: Tim Beckett-

- 1.) Tim reported about the March discussion about using the Lodge as a gym. There were differences in opinions concerning the gym so Tim had offered to start a sub committee to evaluate how the gym had been used in 6 to 8 months. There were 7 or 8 people who joined the sub committee. Last month Tim sent out to the committee and the Board a copy of the proposed set of issues to be evaluated and only got a few back. It is moving forward but slowly part due to COVID. Copies are available in the Office for anyone who would like one.

MAINTENANCE: Steve Andrews~

- 1.) Steve reported the pool is filled and there will be a water test will be taken on Monday. When the test results are in the pool can be opened.

NOMINATING/BALLOTING: Don Mann~

- 1.) Don reported the results of the May 23, 2020 Board of Directors voting:

Bob Eckardt ~379 Pete Wedesky~ 392 Tim Beckett~394
John Mitten~ 25 Ken Hart~3 Bill Timmer~3
Bill Timmer tied with Ken Hart. A drawing was held and Bill Timmer got on the Board.

- 2.) Don reported the results of the May 23, 2020 Nominating Committee voting:
Nancy Wilamowski ~ 406 Joel Wirtz~ 3
- 3.) Don reported the results of the May 23, 2020 Proposal voting.

PROPOSAL #1 Allocation of Campground income to read: After deducting the annual campground expenses from the campground income, any surplus at the end of the fiscal year shall be allocated 50% to the Campground Fund and 50% to the General Fund.
YES~399 NO~ 130 PASSED

PROPOSAL #2 Allocation of Cabins Fund to read: After deducting the annual cabin expenses from the cabins income, any surplus at the end of the fiscal year shall be allocated 50% to the Cabins Fund and 50% to the General Fund.
YES~399 NO~131 PASSED

PROPOSAL #3 The Boats Fund is eliminated. The balance of the Boats Fund shall be transferred to the General Fund. Boat rental and expenses shall be included in the General Fund.
YES~ 421 NO~ 109 PASSED

- 4.) Don reported on the results of the June 27, 2020 Issue #1 and Issue #2 voting.
ISSUE #1: Assessment increase of \$25 per lot for the first year 2021, then \$5 per lot for the next 5 years, until it reaches \$50 increase per lot.
YES ~ 199 NO~ 360 FAILED

ISSUE #2: ATRICLE VII, BUILDING AND USE LIMITATIONS

Section 1. All lots shall be used for residential purposes only, and no business, commercial or manufacturing enterprise shall be conducted on said premises. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not exceeding two and one-half stories in height, and two private garages or boathouses, or combination garage-and-boathouses, or barns or sheds for family automobiles, boats or other personal property.

YES ~ 368 NO~ 190 FAILED by 4 votes needed 372 to pass.

- 5.) Motion by Don Mann, seconded by Steve Andrews, to destroy the 2019 ballots. Vote taken. **MOTION PASSED.**

PERSONNEL: Bob Eckardt~ Absent.

- 1.) Dave Pohoda reported Woody is in charge of the Campground and Bob is in charge of Personnel. Two weeks ago a couple were interviewed to be Campground Hosts and at the end of the meeting they were hired as our Campground Host. Chris and Chris are their names and they are from Midland.

PUBLIC RELATIONS: Bill Timmer~ No report.

SPECIAL PROJECTS: Jennifer Jerore~ Absent. No report.

SUB-COMMITTEE REPORTS:

VOLUNTEER SECURITY PATROL: Leo Stevens~ Absent

- 1.) Vicki Brauner reported on an incident that happened to a LOP member. A maroon Silverado truck driven by a man in his 50s with long gray hair and a chest length beard backed into the member's driveway. There were also two ladies with the man. The man and one lady got out of the truck and tried to hook up Nieto's camper to their truck. When Larry and Cathie went out to see what was going on, their dog ran out the door. The people got into their truck and the dog went out barking and got in front of the truck and was run over and died. There was no license plate on the vehicle. The police were called and said there have been other incidents of trailers that had been stolen.

FIFTY YEAR CELEBRATION COMMITTEE:

- 1.) Geri Shaw reported that the committee decided the celebration will have to wait until next year. It will be the 50 + 1 celebration.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 1.) Geri Shaw reported that this year's income is down \$13,775. Our expenses were down \$7,161 so right now we are over \$6,000 less than last year.
- 2.) Dave Pohoda stated that the vote for the assessment increase that failed leaves the Board trying to come up with ideas to meet the budget. The Board will have to come up with ways to make cuts next year. Some of the ideas and these are just ideas are; not heat the pool, increase the fees for the pool, stop the mosquito spraying in the Campground, cut down on the mowing, cut down on the snow plowing, cut down Office hours, cut down on the areas treated in the lake, let DNR open up one of our boat launches, raise campground and cabin rates. Once again these are just ideas and if anyone has any ideas give them to the Board.

WOMEN'S CLUB: Geri Shaw-

- 1.) Geri reported the election of officers and pizza party is Tuesday at 12:30.

MEN'S CLUB: Bob Eckardt~ Absent.

- 1.) John Mitten reported there hasn't been any meeting since March due to the COVID.

ASSOCIATION TIME:

- 1.) Marsha Wedesky, Tamarack Trails, Lots 86 & 87. Marsha asked if the police who left his gun in the bathroom is a member of LOP. Dave answered that his mother owns property here so he is considered a member.
- 2.) Connie Crawford, Woodland Heights, Lots 200-202. Connie asked what was the other thing you were going to discontinue in the campground. Rick McCombe answered mosquito spray.
- 3.) Travis Waddell, Birchwood Heights, Lots 315 & 316. Travis introduced himself as the Farwell football coach. He thanked the Board for allowing the team to camp in the campgrounds. He was wondering if for their football camp we would allow more than two tents on a campsite, that way they wouldn't need 3 campsites and 1 shelter. Motion

- by Steve Andrews, seconded by Geri Shaw to give the team a variance. During discussion Vicki Brauner asked for the motion to include we will forgive the fee for the team for the few days they are here as a gesture of good will. Steve Andrews amended the motion to give the team a variance for the tents and not charge Farwell School System for using the campground Sunday August 9th to Wednesday August 12th. The motion was seconded by Geri Shaw. Vote taken. **MOTION PASSED.** Coach Waddell thanked the Board and said the team would be willing to do some community service for us.
- 4.) Steve Berry, Pinehurst Estates, Lot 115. Steve understands the Board being in a situation with the budget. Steve stated we went through a lot 7 or 8 years ago to get the lake back into good shape. He doesn't want to see the lake go back to the shape it was in years ago. He suggested the stickers for the boats be annual and not just a one time charge of \$1. He also suggested a boat launch fee and fees for guests boats. The money would be dedicated to the lake.
 - 5.) Rod Saunders, Tamarack Trails, Lots 126 & 127. Rod has a portable drive-in movie theater in his driveway. It could be fixed up out in the field by the pavilion and charge people and make some money. It would take a little bit of work and a little bit of paint if you would like to try it. It would be a way to raise funds.
 - 6.) Tim Beckett, Pinehurst Estates, Lot 70. Tim was questioning why the assessment increase was defeated. Tim thought it would be helpful to do a survey to get feedback from people as to why it went down.
 - 7.) Pat Woodward, Tamarack Trails, Lot 71. Pat agreed with charging for boat stickers. She also agreed with charging for using the boat launch. Pat announced the Scavenger Hunt winners ~ Tamarack Trail winner was Geri Shaw, Birchwood Heights winner was Vick Brauner, Pinehurst winners were Diane and Dan Foley.
 - 8.) John Mitten, Birchwood Heights, Lots 572-576. The money that was turned down for the assessment my question is how many do we have as far as owners in the association vs. how many lots there are total. What about charging \$100 per owner, not per lot it would at least be something into the pot. Dave answered on page 8 of the Covenants it states assessments will be charged per lot, not per household. Special assessment is on page 9 of the Covenants can only be done for capital improvements or capital repairs.
 - 9.) Jan Mann, Birchwood Heights, Lots 249-253. Jan asked when typing up the proposals or issues can you do like the courts do type them in bold letters where you want the change.
 - 10.) Connie Crawford, Woodland Heights, Lots 200-202. Connie thought some people may not have voted for the increase because of the way the oil was handled and the cutting of the wood. A lot of people were not for the oil well and a lot of people saw what a mess was left after the cutting. Connie stated we did not get the correct amount of money that we should have from the trees. Maybe look into a cell phone tower.
 - 11.) Steve Andrews, Pinehurst Estates, Lot 1. Steve suggested getting a committee together of Board members and residents to see how we can change the Covenants and meet with a lawyer.
 - 12.) Steve Berry, Pinehurst Estates, Lot 115. Steve wants to find out the two issues vs. raising the dues one time. In hindsight it might have been better to separate the two and vote on one at a time. Steve asked Rick McCombe about the problem with the design of the dam. Steve wanted to know who is paying for all of the fixes. Rick said we will be assessed for it. Steve suggested getting with the Drain Commissioner and ask about their engineers errors and omissions policy. The engineers should pay a part of it.
 - 13.) Ruth Boerner, Birchwood Heights, Lots 203-204. Ruth asked about the status of the drilling. Steve Andrews reported they aren't drilling any wells, oil prices are too low.

- 14.) Jim Szabados, Tamarack Trails, Lots 102 & 103. Jim questioned why whenever anyone complains about a neighbor the Board always refers them to the Ordinance Officer. He stated the Covenants says that us as an association can bring them into compliance and if not we can put a lien against their property. Dave Pohoda answered the township has more power than we do.
- 15.) Pat Woodward, Tamarack Trails, Lot 71. Pat reported the newsletter will be out today. If your email address isn't in the Office and you want it give the Office your email address.
- 16.) Ben Downer, Pinehurst Estates, Lot 77. He agrees with Steve about changing the Covenants.
- 17.) Geri Shaw, Tamarack Trails, Lot 190. Geri explained the Covenants can be changed but it is the way it has to be done that is hard to do because it is not a simple majority.
- 18.) Ben Downer, Pinehurst Estates, Lot 77. Ben suggested a trustee on every road in LOP who can go door to door to let everyone know what goes on.
- 19.) Travis Waddell, Birchwood Heights, Lots 315 & 316. Travis reported there are people sneaking on our lake. Make the boat launch at the campground that the campground host can sell daily stickers to use the lake. At the other boat launches have a gate with scan cards to use the launch.

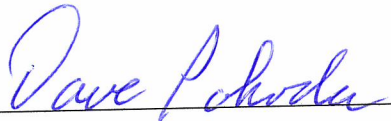
Motion by Tim Beckett, seconded by Geri Shaw, to adjourn the meeting. **MOTION PASSED.**

Meeting adjourned at 11:10 a.m.

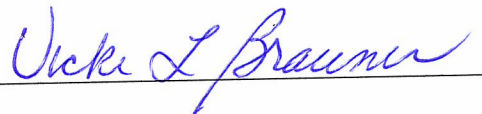
Respectfully recorded and transcribed by

Vicki L. Brauner, Secretary
LOP Board of Directors

These minutes were approved at the August 8, 2020 Board of Directors Meeting.



Dave Pohoda, President
Lake of the Pines Board of Directors



Vicki L. Brauner, Secretary
Lake of the Pines Board of Directors