

**Lake of the Pines
Association Inc.
7257 Ashard Road Lake, MI 48632
Phone: (989) 588-9304 Fax: (989) 588-4145**

**52nd Annual Lake of the Pines Membership Meeting Notes
May 28th, 2022**

OPENING

Steve Berry called the meeting to order at 1:00 pm. There were 27 Associations Members present. Steve started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

<u>2019 - 2022</u>	<u>2020 - 2023</u>	<u>2021 - 2024</u>
Steve Berry	Bob Eckardt	Cindy LaFave
Donn Mann	John Machnak	Rick McCombe
Dennis Hawley	Pete Wedesky	Dave Helka
Larry Gibson	Cheryl Dziurkowski	Rod Saunders

ROLL CALL

Roll Call was taken. John Machnak was absent, and excused. All other board members present.

APPROVAL OF MINUTES

The 2021 Annual Meeting Minutes were approved at the June 12, 2021 BOD meeting.

ANNOUNCEMENTS

- Women’s Club Pig Roast May 29, 2022 at 4:00 pm
- June 11th, 2022 10:00 am next BOD Meeting
- Father’s Day Breakfast – Women’s Club – June 19, 2022 8:00 am until 11:00 am
- LOP Association Members Yard Sales June 23 - 26, 2022 Charge is \$3.00 for Ads & Maps
- LOP Women’s Club Yard Sale June 24 & 25, 2022 in the Rec. Hall. Donations accepted thru June 22rd, 2022. If you have donations Contact Geri Shaw. More information to follow.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Steve Berry

- Steve Berry's Report is on page 7

- Update on dam –
 - One more thing before officially transferring the dam to Clare County.... Regarding some liability issues our attorney has with the easement that we have to grant on the campground road.

 - The County is granting LOP an easement in the campground where we have the flagpole and playground equipment. We will continue to use that property as is unless for some reason they have to remove that equipment then we will not be allowed to rebuild on it.

- We received a cash offer of \$35,000 for the LOP Tamarack Lot 149 but there are a couple of contingencies – 1st that a buyer paid for PERK test is passed and 2nd is that they qualify for their home equity loan. Due to a requiring a quick response from LOP for their offer, eight of the nine BOD members from the BOD workshop Monday May 23, 2022 approved accepting the offer of \$35,000 for the LOP Tamarack Lot 149, the ninth member abstained. The property remains on the market until the deal is finalized.
- The money (Approx. \$31,500 after expenses) that we receive from the sale of the LOP Tamarack Lot 149 will be used to pay for the new roof on the Rec. Hall.
- We had Adopt-A-Highway on April 26, 2022. Only nine people showed up to help us out because the weather was very cold (uppers 30's-lower 40's). We were able to pick up trash on 115 then a few of the volunteers went back after lunch to pick up trash on Lake Station between 115 and Ashard Road.
- A couple of reminders for the new summer season....
 - Watch your speed on the roads
 - Dogs are supposed to be on a leash
 - Pick up your trash – There are trash cans available.
- There is a list of volunteer projects and we are looking forward to having some volunteer days in the future. However, there are several items on the list like painting that don't need to wait for a volunteer day that you can do at your convenience. Just let Donn Mann or I know and we can get you the required materials to do the job.
- This is the last day for Steve Berry on the BOD because his term is up. He would like to think that we accomplished a lot in the last couple years that he's been involved with the BOD. A couple of important area accomplishments are: insurance coverage for LOP and the Dues Increase. Steve thanked everyone for their efforts and passing the Dues Increase Ballot because we were a couple of years away from being busted with no reserve monies. Another accomplishment is we tried to improve communications here at LOP by emailing the residents the meeting minutes and other pertinent information as it becomes available. Steve informed the BOD that he would be available to help out wherever he can but will not

be here through the winter and possibly be moving next year. Thank you everyone for your support.

VICE PRESIDENT'S REPORT – Don Mann

- Don Mann's Report is on page 8
- Campground is open and just about full. We are still looking for a camp host so if you are interested or know some who is please contact the LOP Office
- Don Mann and Larry Gibson have been going to the campground each evening between 5:00 & 6:00 pm to sell firewood to the campers. If anyone is interested in helping out, please let Don or Larry know.
- We got the new Rec. Hall floor in and it turned out really nice. The LOP Men's & LOP Women's Club donated the money to pay for the new floor.
- We had an anonymous donor pay to have two new toilets put into the Women's restroom. The approx. value of \$400.00. Thank you and the LOP women really appreciate it.
- Steve Berry thanked Don Mann for all of his efforts on getting the new flooring in the Rec. Hall. Don spent a good six months getting quotes and making sure that we got good quality materials and labor for the money.
- Finally, Don Mann thanked Steve Berry for all he did for LOP. Don said Steve did things that Don would never do

SECRETARY'S REPORT – Cheryl Dziurkowski

- Cheryl Dziurkowski's Report is on page 9
- Cheryl was put in charge of the Labor Day Fireworks fund and in effort to reach the Target of \$1,500 for a decent firework display we had a Cinco De Mayo party on May 5, 2022 to raise funds. Unfortunately, due to cost increases in food we only made \$123 but a good time was had by all. Thank you to all of the volunteers that helped to make our Cinco De Mayo party a success. Our current Labor Day Fireworks fund contains approx. \$1,030 so please watch out for other fundraising events or feel free to drop off donations in the office.
- We had a gentleman named Wally call the office to volunteer to manage our fireworks display and we assume that he is qualified to do so. I placed a call to him and left a message to get additional information and look forward to speaking with him to confirm our budget and safety concerns.

TREASURER'S REPORT – Cindy LaFave

- Cindy LaFave's Report is on page 8
- We had a changeover of staff in the LOP office. Nancy Reager is our constant in the office. Missy Waters took a job at White Birch but still supports our office staff as needed in the transition and Geri Shaw has been a big help also. Our new office staff Cindy McKenzie is the office manager and Kim Roy is one of our part time office support personnel. If you haven't met the new staff yet, please stop by to introduce yourself and say "Hi"

- The increase in the dues has helped out a lot. We no longer feel like we are scraping the bottom of the barrel.
- Our Quick Books software expired and we had to buy the new version to keep the office running however the new version of software would not load on Nancy's computer or on the server because they were running on Window 7 so of course we had to upgrade their Windows software too. In addition, the server required a new hard drive. It was a domino effect of failures that could've led to something catastrophic but it is resolved now. It cost LOP more than we originally planned (\$2,085) but we should be all set for several years.
- We have a suggestion box mounted outside of the Rec. Hall door and encourage everyone to use it because we are open to new ideas.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Steve Berry

- No report

ARCHITECTURAL'S REPORT – Dennis Hawley

- Dennis Hawley's Report is on page 9
- We had a very quiet year but did receive plenty of inquiries.
- Steve Berry mentioned that today is Dennis Hawley's last meeting. He did not run again for another term. Dennis joined our BOD at a good time because a vacancy became available and he was a perfect fit based on his past experience. Dennis did a great job for our association and we appreciate his efforts.

ECOLOGY'S REPORT – Rick McCombe

- Rick McCombe's Report is on page 22
 - The PLM Lake Management Team was out last week for a scheduled lake survey and will do another lake survey in the fall of this year. During their visit they identified that the Eurasian Milfoil growth is much more advanced than originally anticipated. We've been budgeting to treat the lake every four years and next year would be the fourth year. But based on the latest evidence from their survey we need to move next year's big treatment plan to this year. This will definitely have an impact on this year's budget but PLM has agreed to finance the overage at 0% interest and since we had budgeted the money in next year's budget already, we will pay them the overage next year. The board didn't think it was wise to let the problem go until next year because it has potential to increase the Eurasian Milfoil growth problem and cost more money. We will have to re-evaluate the lake management budget next year and project for a three-year plan instead of four years.

BOD COMMENTS

Steve Berry stated that we have \$57,000 in our current budget for lake management which consists of \$35,000 for 2022 spot treatment lake management and \$22,000 in reserve for the big lake treatment in 2023. PLM re-quoted us that the big lake treatment for this year will be between \$60,000 and \$70,000. There is a potential for financial problem in 2025 but we are hoping to contain it. Lake management finances are a moving target. We previously

spoke about doing a professional fish study of our lake but based on the lake management Eurasian Milfoil growth issue coming up the BOD decided to put it off for a future effort.

ASSOCIATION COMMENTS

Benjamin Harris - Lot 40-42 Pinehurst Estates

Question – Benjamin Harris - Why don't we kill the Milfoil right at the roots?

Answer – Per Rick McCombe – We do kill them at the Milfoil roots with chemicals. We do not cut Milfoil and leave the roots because it causes the Milfoil to spread more. However, the chemicals do not kill the Milfoil for a lifetime and it doesn't take much for them to repopulate themselves.

Benjamin Harris - Lot 40-42 Pinehurst Estates

Comment – Benjamin Harris - A while back I went out to speak to the guys that were treating the lake and they were laughing at LOP saying that they would be back forever because what they were treating the lake with would never work

Steve Andrews - Lot 1 Pinehurst Estates

Comment – Steve Andrews – Yes, that was the previous company. Not PLM, they were just sucking LOP dry financially

Answer – Per Rick McCombe – That was back in 2012 when the Milfoil growth got really bad and it was a different company whom we no longer do business and it was under a different BOD team.

Steve Andrews - Lot 1 Pinehurst Estates

Comment – Steve Andrews – is PLM going to use Sonar treatment this time?

Answer – Per Rick McCombe – No, they are going to use Renovate 3 this time and we're not sure if it is liquid or granule.

Benjamin Harris - Lot 40-42 Pinehurst Estates

Question – Benjamin Harris - Why can't we do a study and kill it permanently?

Answer – Per Steve Berry – The state will not allow us to kill all of the Milfoil on our lake

Joyce Martin - Lot 127, 482, & 173 Woodland Heights, Birchwood & Tamarack

Comment – About a year ago someone came in to explain that the lake treatment didn't work as expected and said at the time that he was going to make it right. Did that ever happen?

Answer – Per Steve Berry – Yes, they did come back out and retreat 15 acres of the lake at their cost

Question – Did they use the same chemicals?

Answer – Per Rick McCombe – Yes, they used the same chemicals because the chemical manufacturer provided it for free.

Comment – But I thought the chemicals didn't work

Answer – Per Steve Berry – Yes, the chemicals did work but it didn't have the life span that stated in our contract.

Benjamin Harris - Lot 40-42 Pinehurst Estates

Comment – Lake Isabella completely drained their lake and killed off all of their weeds then rebuilt their lake. Why don't we do the same thing?

Answer – Per Steve Berry – there is a minimum lake water level in our lake that is required by law so we would have to have the drain commissioner do it. We can investigate but not sure what it would do to the fish, loons, and turtles in our lake. Rick McCombe agreed to investigate

Question/Comment – Wouldn't we have to get Clare County to agree because they own the dam, get the DEQ and DNR to agree, and all of the resident of LOP because who know how long it would take to bring back the lake? We know what devastation is caused by draining a lake based on what we see at the Sanford Lake and what it does to the property values.

Answer – Per Steve Berry – If it works for other lake then it might be worth an investigation

- **Motion** was made by **Steve Berry**, and seconded by **Cindy LaFave** to have our lake wide treatment in 2022 instead of 2023 and pay the amount we have available in our 2022 Lake Management Budget. The balance will be financed by PLM at no charge and paid next year. Vote taken. **Motion was unanimously passed.**
- The Men's Club in March sponsored a fundraiser to stock the lake with fish. We were checking into the companies that supply stock fish and they say that no fish are available to be stocked. They indicated that maybe there will be some available in the fall. We are going to stay on top of that and assure everyone that all of the money donated to stock our lake with fish will not be used for anything other than stocking our lake with fish.

MAINTENANCE'S REPORT – Larry Gibson

Larry Gibson's Report is on page 23

- Cabin #1 is up & running and we are receiving positive feedback. The work in Cabin #1 included replacing all of the gas lines inside, fixed the well issue, replaced the kitchen cabinets, remodeled the bathroom, painted and put new flooring in the bathroom and hallway.
- Volunteers cut down trees in the campground because the American Horse Logger failed to show up to do the job they were hired to do.
- All LOP property roads and parking lots were graded by a commercial grading company and brine was laid on the freshly graded road to help keep down the dust

BOD COMMENTS

Don Mann stated that the updates to cabin #1 was done by our LOP maintenance crew & volunteers and they did a real good job. Their efforts saved LOP a lot of money in labor costs

Steve Berry stated that the entire cabin #1 update project expenses for the most part were covered by the insurance money LOP received from an insurance claim due to a mold issue in Cabin #1.

NOMINATING/BALLOTING REPORT – Rod Saunders

- Rod Saunders's Report is on page 22

- We did have an election today May 28, 2022 for Board of Directors members and a Nominating Committee member. In addition, we had three Proposed Ballot Issues to Change the Covenants.

Board of Directors

Don Mann	274 Votes
Larry Gibson	269 Votes

Write-In Candidates

Ted Hook	4 Votes
Vance Michels	4 Votes
Terry Monroe Sutton	4 Votes
Geri Shaw	4 Votes

Don Mann and Larry Gibson were elected to the Board and will remain on the board from 2022-2025. They fulfilled two of the four available BOD positions. We have two open BOD position left and we have four write-in candidates. Geri Shaw was present at the meeting and is interested in one of the BOD positions. The other three candidates will be contacted to see if they are interested in fulfilling the open position. If two of the three remaining candidates are interested, we will have a tie breaker to see which of the two candidates are in.

Nominating Committee

Norma Kagle	288 Votes
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Norma Kagle was elected to the Nominating Committee. Norma Kagle’s term will last three years 2022-2024

- Proposed Ballot Issue #1 to Change the Covenants:
 - Add to Article V, Section 3: “Beginning in 2023, and every year thereafter, the annual assessment for primary lots will be increased by the rate of 2.5 percent from the previous year.”

The required number of votes for a quorum were not submitted and the votes were not counted – Next vote will take place July 2, 2022 in the Rec. Hall between 9:00-11:00 am

- Proposed Ballot Issue #2 to Change the Covenants:
 - Delete fourth through seventh sentences of Article V, Section 3 and replace with “All lots that transfer ownership after August 1, 2022 becomes a primary lot”.

The required number of votes for a quorum were not submitted and the votes were not counted – Next vote will take place July 2, 2022 in the Rec. Hall between 9:00-11:00 am.

- Proposed Ballot Issue #3 to Change the Covenants:
 - Add to Article V, Section 3: “Any secondary lot that has a home built within the secondary lot becomes a primary lot once Notice of Occupancy is issued”.

The required number of votes for a quorum were not submitted and the votes were not counted – Next vote will take place July 2, 2022 in the Rec. Hall between 9:00-11:00 am.

- Motion was made by **Rod Saunders**, and second by **Pete Wedesky**, to destroy the 2021 Annual Meeting voting ballots. Vote taken. **Motion was unanimously passed**

PERSONNEL'S REPORT – Bob Eckardt

- Bob Eckardt's Report is on page 23
- We interviewed for new office staff after Michelle Water left LOP and we also interviewed a couple of part-time maintenance personnel
- We had high-speed internet installed in the Rec. Hall

PUBLIC RELATIONS'S REPORT – John Machnak (Absent)

- John Machnak's Report is on page 23

SPECIAL PROJECT'S REPORT – Dave Helka

- Dave Helka's Report is on page 24
- Encouraging members to get more involved in our Association by coming to the meetings, volunteering, and participating in the events

FUTURE PLANNING'S REPORT – Pete Wedesky

- Pete Wedesky's Report is on page 24
- Pete thanked Dennis Hawley & Steve Berry for all the work they've done during their time on the BOD
- Pete also thanked the members for being present at the meeting and passing the dues increase vote.
- It was very challenging to look forward for future planning when finances were so tight

UNFINISHED BUSINESS

- None

NEW BUSINESS

- LOP Stickers for Boats, ATV's, Kayak's, Golf Carts, Motorcycles, etc.
 - We've been charging \$1.00 for two lifetime LOP stickers for each Boats, ATV's, Kayak's, Golf Carts, etc. and it costs us \$1.45 each to purchase them so we are losing money
 - Motion was made by Cindy LaFave, and second by Rod Saunders, to raise the price for a pair of Boat, ATV, Kayak, or Golf Cart stickers to \$5.00. Vote taken. **Motion was unanimously passed**
 - There is some misunderstanding about what is required regarding stickers on Boats, ATV's, Kayak's, Golf Carts, Motorcycles, etc. Our LOP rules and regulations only states that boats on Pontoon Island must have two stickers on it. We need to consider that all boats, watercraft, ATV, Golf Carts, Motorcycles, dirt bikes, etc. on the LOP property should have a LOP sticker. We feel that this is for our own protection and it will only be \$5.00 for a lifetime sticker.

- **Motion** was made by **Steve Berry**, and second by **Rod Saunders**, to amend our current LOP rules and regulations to require that all watercraft on the lake and all vehicles on the LOP property have a LOP sticker or a guest pass. Vote taken. **Motion was unanimously passed.**

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Geri Shaw's Report is on page 25
- Thank you for everyone's for your help all year and hopefully everyone will come to the Pig Roast tomorrow

MEN'S CLUB REPORT – Bob Eckardt

- Bob Eckardt's Report is on page 25
- Men's Club is raffling a Bar-B-Que grill. You can see the grill in the LOP Office as well as purchase the raffle tickets. The tickets are \$5.00 each or three for \$10.00
- The Men's Club 4th of July Celebration & Karaoke is TBD
- The Men's Club is cooking the meat for the Pig Roast and can use some volunteers to help out.

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Leo Stevens's Report is on page 25
- The Sheriff will come to answer our questions and/or concerns at the July 9th, 2022 BOD Meeting.

ASSOCIATION TIME

Steve Berry reminded everyone that Association Time is for members only and that you must state your name, subdivision and lot number.

Shelley McCombe - Lot 78 Pinehurst Estates

Comment – Shelley thought that Lake of the Pines owns the Doc and Tom Lake and it is a private lake

Answer – Per Steve Berry – The Doc and Tom Lake is a public lake with private access to the lake. It's crazy but we own the bottom of the lake but the State of Michigan owns the water.

Denise Schneider - Lot 84 & 85 Birchwood

Comment/Question – The weeds are terrible on the lake. Do you already have spray dates?

Answer – Per Rick McCombe – The next spray date is next week Thursday June 2, 2022 and a second spray will take place in August. Remember we can only spray within 100 feet of the shoreline.

Answer – Per Steve Berry – However, that weed you are talking about can't be sprayed because it is a natural species and not an invasive species. It typically comes up at the end of May and goes down by the middle of June.

Trisha Pasternak - Lot 90 & 91 Pinehurst

Question – There are logs and branches in the water and I know that the DNR states that you can't pick up anything from the water but if it's on your property or it is in the way can you remove it?

Answer – Per Steve Berry – If the log or branch is floating then pick it up especially if it a safety issue. If the log/branch/tree is rooted in the ground it is the property owner's responsibility to remove it.

Question – The transfer of a secondary lot becomes a primary lot. That was passed a long time ago, correct? I read somewhere that you have to transfer to your kids before August 1st. What does that mean?

Answer – Per Steve Berry – Yes, that was passed in 1999. The August 1st change is if you transfer or sell your secondary lot property it becomes a primary lot. Your lots are already primary so it doesn't apply to your situation.

Closing

Motion was made by **Bob Eckardt**, second by **Rick McCombe** to adjourn the meeting @ 2:18 PM. Vote taken. **Motion was unanimously passed.**

Respectively recorded and transcribed by:

Cheryl Dziurkowski, Secretary
LOP Board of Director

These meeting minutes were approved at the August 13, 2022 Lake of the Pines Board Meeting.

Rick McCombe, Vice President
Lake of the Pines Board of Directors

Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors

**Lake of the Pines
Association Inc.
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**Lake of the Pines Board of Directors
Reorganization Meeting
May 28th, 2022**

Don Mann called the meeting to order at 2:30 p.m.

Cindy called for nominations for the President.

Cindy LaFave nominated Don Mann to President position, and second by **Larry Gibson**. **Cindy asked Don Mann if he would accept the President position. Don Mann said "YES"**. There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Don Mann is President.

Don Mann called for nominations for the Vice President position. Larry Gibson nominated Rick McCombe to the Vice President position, and second by **Cindy LaFave**. **Don asked Rick McCombe if he would accept the Vice President position. Rick McCombe said "YES"**. There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Rick McCombe is Vice President.

Don Mann called for nominations for the Secretary position. Cindy LaFave nominated Cheryl Dziurkowski to Secretary position, and second by **Rod Saunders**. **Don asked Cheryl Dziurkowski if she would accept the Secretary position. Cheryl Dziurkowski said "YES"**. There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Cheryl Dziurkowski remains Secretary.

Don Mann called for nominations for the Treasury position. Cheryl Dziurkowski nominated Cindy LaFave to the Treasury position, and second by **Rod Saunders**. **Don asked Cindy LaFave if she would accept the Treasury position. Cindy LaFave said "YES"**. There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Cindy LaFave remains Treasurer.

Don Mann called for nominations for the Architectural position. This position is open.

Don Mann called for nominations for the Future Planning position. Rod Saunders nominated Pete Wedesky to the Future Planning position, and second by **Larry Gibson**. **Don asked Pete Wedesky if he would accept the Future Planning position. Pete Wedesky said "YES"**. There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Pete Wedesky remains Future Planning.

Don Mann called for nominations for the Maintenance position. Bob Eckardt nominated Larry Gibson to the Maintenance position, and second by **Dave Helka**. **Don asked Larry Gibson if he would accept the**

Maintenance position. Larry Gibson said “YES”. There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Larry Gibson remains Maintenance.

Don Mann called for nominations for the Ecology position. Don Mann nominated Rick McCombe to the Ecology position, and second by **Rod Saunders. Don asked Rick McCombe if he would accept the Ecology position. Rick McCombe said “YES”.** There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Rick McCombe remains Ecology.

Don Mann called for nominations for the Nominating and Ballot Counting position. Geri Shaw nominated Rod Saunders to the Nominating and Ballot Counting position, and second by **Larry Gibson. Don asked Rod Saunders if he would accept the Nominating and Ballot Counting position. Rod Saunders said “YES”.** There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Rod Saunders remains Nominating and Ballot Counting.

Don Mann called for nominations for the Personnel position. Larry Gibson nominated **Bob Eckardt** to the Personnel position, and second by **Don Mann. Don asked Bob Eckardt if he would accept the Personnel position. Bob Eckardt said “YES”.** There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Bob Eckardt remains Personnel.

Don Mann called for nominations for the Public Relations position. Rick McCombe nominated **John Machnak** to the Public Relations position, and second by **Don Mann. Don asked John Machnak if he would accept the Public Relations position. John Machnak said “YES”.** There were no further nominations for this position. **Vote was taken. MOTION PASSED.** John Machnak remains Public Relations.

Don Mann called for nominations for the Special Projects position. Rick McCombe nominated Dave Helka to the Special Projects position, and second by **Larry Gibson. Don asked Dave Helka if he would accept the Special Projects position. Dave Helka said “YES”.** There were no further nominations for this position. **Vote was taken. MOTION PASSED.** Dave Helka remains Special Projects.

Motion was made by Cindy LaFave, seconded by Rick McCombe to adjourn the meeting. Vote was taken. MOTION PASSED.

Meeting Adjourned at 2:45 pm

Respectively recorded and transcribed by:

Cheryl Dziurkowski, Secretary

LOP Board of Director

These meeting minutes were approved at the August 13, 2022, 2022 Lake of the Pines Board of Directors Meeting

**Rick McCombe, Vice President
Lake of the Pines Board of Directors**

**Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors**