

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

**Lake of the Pines Board Meeting Notes
October 8th, 2022**

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 36 Associations Members present. Rick started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

<u>2020-2023</u>	<u>2021-2024</u>	<u>2022-2025</u>
Bob Eckardt	Cindy LaFave	Geri Shaw
Pete Wedesky	Rick McCombe	Teri Morrow-Sutton
Cheryl Dziurkowski	John Machnak	David Lynch
	Rod Saunders	

ROLL CALL

Roll Call was taken. Rod Saunders joined the meeting via tele phone. All other board members present.

INTRODUCTION TO CANDADITES RUNNING FOR OFFICE

We have two Candidates joins us today to campaign for their positions and to request our votes. The two candidates are: Marlene Housler for County Commissioner and Cindy LaFave for Freeman Township Clerk

Marlene Housler –

- ✓ Represents three townships Freeman, Garfield, and Redding
- ✓ Attends all three Township Meetings
- ✓ Doesn't like city government but felt that someone of normalcy is needed to keep them under control, keep budgets down, and do what is right for the county and townships that she represents
- ✓ Marlene requested your vote for her to represent your township

Cindy LaFave –

- ✓ Currently our Freeman Township Clerk

- ✓ Julie Lightfoot was elected to this position in 2020 but had to resign for personal reasons
- ✓ After an interview and hiring process Cindy was hired by the Board to fill the position until this coming election
- ✓ The new term is from 2022 through 2024
- ✓ It hasn't been quite a year in that position but Cindy has been learning how to run an election, manage absentee ballots, and manage election inspectors. The first actual implementation of that training exercise was the Primaries and it was a success
- ✓ Brenda Blain is running against Cindy and was invited to this meeting but was not available
- ✓ Cindy requested your vote for her to continue to represent you as the Freeman Township Clerk

APPROVAL OF MINUTES

Motion was made by **Terri Morrow-Sutton**, and second by **Bob Eckardt**, to accept the Minutes of the Board of Directors August Meeting September 10th, 2022, as written. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- Tuesday night Euchre has started again. We play at 6:30 pm in the Rec. Hall. We will play every Tuesday until April 2023 unless otherwise noted. The cost is \$2.00 to play plus .10 cents for every Euchre. Bring a snack to share and your favorite beverage for yourself. This is a good opportunity to have some fun during the long winter. Speak to Geri Shaw or Vicki Brauner for more details.
- There is a new group started and is called "LOP Circle of Friends"
- The LOP Circle of Friends group will be hosting a Chili Bonfire on October 22, 2022 in the Pavilion. A sign-up sheet and details are available in the LOP office.
- The LOP Women's Club will be hosting their annual Adult Bewitching Boofet on October 29, 2022 at 6:00 pm. A sign-up sheet, menu and details are available in the LOP office. □
There is a new LOP Men's Club President – Al Bywater
- The new roof for the Rec. Hall is re-scheduled to be installed in early November. It was originally scheduled to start in late September.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Rick McCombe

- Rod, Cindy and Rick McCombe met with our LOP attorney on Monday October 3, 2022 to get some guidance on how we can handle the blight issues in our neighborhoods and also discussed camping on LOP members lots.
 - First Blight - We have several lots within LOP that fit the definition of blight. In particular, we wanted guidance from our attorney on how to deal with the situations on Shadow brook and Ridgeway Trail. Our attorney suggest that we get Freeman Township involved and put pressure on them to enforce the Freeman

Township law against blight. The township is able to file a civil lawsuit against violators of their ordinances. We already spoke with Harold Logan our Freeman Township Blight Inspector and he is on top of the situation. He spoke to the people that are violating the ordinances but Harold has to follow a defined process because the violators have rights too.

- Second Camping on LOP Members Lots – Our attorneys’ interpretation of our covenants against camping on members lots was not favorable for enforcing the “No Camping Rule” We will continue to look into this situation and hope that we can get some suggestions from the association members.

VICE PRESIDENT’S REPORT – Rod Saunders

- No report.

SECRETARY’S REPORT – Cheryl Dziurkowski

- Thank you for the great turnout for our BOD meeting today. It’s nice to see people getting involved in our association.
- We drafted a letter to Harold Logan the Freeman Township Blight Inspector to offer up our LOP support in helping the township to resolve the blight issues in our neighborhood. Please support them when asked to do so and also by documenting dates, times and activities, be willing to go to court, attend township meetings, etc.

TREASURER’S REPORT – Cindy LaFave

- We are coming up on the first anniversary of our new office staff and things are working out well
- **Motion** was made by **Bob Eckardt**, and seconded by **John Machnak** to approve the bills from September totaling \$23,088.72. Vote taken. **Motion was unanimously passed.**

COMMITTEE’S REPORTS

EXECUTIVE’S REPORT – Rick McCombe

- No report

ARCHITECTURAL’S REPORT – John Machnak

- Received an inquiry to approve a new fence installation on 6141 Woodridge 48’ feet long and 6’ high and not to exceed the front of the building. Informed the resident to go to the township for a permit. LOP approved.

ECOLOGY’S REPORT – Rick McCombe

- We’ve been collecting money to restock our lake with fish for about a year. Last year we had enough money to buy the fish but there was no fish available to purchase. We checked again this past spring and the same situation. We will check again this week to see if there are any fish

available to purchase. We plan to stay on top of it and just as soon as the fish become available, utilizing the previously collected funds we will restock our lake. We are looking at largemouth bass and croppie but if you have other recommendations or preferred types of fish that you would like restocked in our lake, please let the LOP office staff or Rick McCombe know.

MAINTENANCE'S REPORT – David Lynch

- Campground is ready for winter season other than the campground showers and bathrooms which will be closed on October 25, 2022.
- Docks on Pontoon Island will be taken out on October 11, 2022. Please have your boats taken out before then. Volunteers would be appreciated to support removing the docks.
- The Pool Showers and bathroom will be closed for the season on October 25, 2022
- **Motion** was made by **Dave Lynch**, and seconded by **Rick McCombe** to let the new LOP Circle of Friends group use the LOP tax ID number in order to set up a bank account for the group. Vote taken. **Motion was unanimously passed.**
- The showers in Cabin 2 & 3 are leaking and need to be replaced
- **Motion** was made by **Cheryl Dziurkowski**, and seconded by **Cindy LaFave** to replace the showers in both cabin #2 & cabin #3 with a not to exceed budget of \$1,300 each. Vote taken. **Motion was unanimously passed.**
- A new metal roof will be installed on the Rec. Hall in early November ☐ A new AC unit has been installed in the LOP office.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Bob Eckardt

- No report

PUBLIC RELATIONS'S REPORT

- ☐ No report

SPECIAL PROJECT'S REPORT – Terri Morrow-Sutton

- Current Special Projects task is collecting delinquent association dues. We have a lot of outstanding delinquent dues that sure would help us out to do the things that we need to do around LOP if we were able to collect. A special email account (lopdues@gmail.com) is set-up to communicate with association members that have trouble paying their dues. To date we collected about \$6,000 in past dues but unfortunately that is only about 1/3 of what is owed to LOP. Continued efforts will be made such as putting liens on the properties, garnish wages, small claims court, foreclosures, etc. and all of the associated expenses will be passed on to the delinquent association member. On a good note, we did have one association member clear up his past due account.
- Due to end of season sales, with some of the funds in the Special Projects account, we are investigating purchasing some new chair for the swimming pool area. **Motion** was made by

Cindy LaFave, and seconded by **Bob Eckardt** to spend \$1,000 from the Special Project Fund for Swimming Pool area chairs. Vote taken. **Motion was unanimously passed.**

FUTURE PLANNING’S REPORT – Pete Wedesky

- No report

UNFINISHED BUSINESS

Dam Update

- We received the final paperwork for transferring the ownership of the dam to Clare County. Steve Berry started this process when he was president and has followed it through to this point. Steve Berry, our attorney, and the LOP Board of Directors reviewed all of the documentation we received. We have the following three documents that will need to be signed off and given to Clare County for signatures to complete the deal:
 - ✓ **Motion** was made by **Bob Eckardt**, and seconded by **Cheryl Dziurkowski** to accept and sign the Quitclaim Deed that transfers the dam and parcel of land described in Exhibit “A” to Doc & Tom Lake – Lake Level Special Assessment District. Vote taken. **Motion was unanimously passed.**
 - ✓ **Motion** was made by **Bob Eckardt**, and seconded by **Cindy LaFave** to accept and sign the Ingress and Egress Easement for Doc and Tom Lake - Lake Level Special Assessment District. Vote taken. **Motion was unanimously passed.**
 - ✓ **Motion** was made by **Cheryl Dziurkowski**, and seconded by **Bob Eckardt** to accept and sign the Easement Agreement for Doc and Tom Lake - Lake Level Special Assessment District as described in Exhibit “A”. Vote taken. **Motion was unanimously passed.**

NEW BUSINESS

- We have one Board of Directors position available for Public Relations and another position that needs a volunteer to step up and take over the Ecology position. Rick McCombe currently has President & Ecology positions and that is just too much for one person.
- Larry Gibson has agreed to fill the Public Relations BOD position but was unable to attend this meeting. A motion to appoint Larry Gibson to the remaining BOD position will take place at next month’s BOD meeting.

SUB-COMMITTEE’S REPORTS

WOMEN’S CLUB REPORT – Geri Shaw

- Women’s Club Meeting scheduled on Tuesday October 11, 2022 at 12:30 pm in the Rec. Hall

- Women's Club will be hosting the Adult Bewitching Boofet on October 29, 2022 at 6:00 pm in the Rec. Hall. The price is: \$10.00. Costumes not required but encouraged. There is a menu in the office for you to review as well as a sign-up sheet.

MEN'S CLUB REPORT – Bob Eckardt

- There is a new president for the Men's Club – Al Bywater

LOP CIRCLE OF FRIENDS – Dave Lynch

- New Co-ed Club started
- We have a great response thus far to the new group
- There currently are 53 members to the new club
- We're hosting a Chili Bonfire on October 22, 2022 – If you bring a pot of chili then there is no fee but if just want to come it will cost \$5.00 for all you can eat chili. A sign-up sheet and details are available in the LOP office.
- There will be a suggestion box in the office for you to share your ideas and thoughts with us. It's a new group with a committee and we're just getting started.
- **Comment – Per Teri Sutton** – Thank you to the LOP Circle of Friends for organizing the Hayride/ Bonfire. It was an amazing event where we had a good time and met a lot of new people.

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Everything is going well this year with regards to security. Thank you everyone.
- Reminder – Let your neighbors know if you are leaving for the winter so they can keep an eye on your property.
- There are two available seats for Little River casino trip on Thursday October 20, 2022. The cost is \$40.00 and you get back \$20.00 in credits. Be sure to pay up by October 10, 2022 so that we can let the casino know who is coming on the trip.

ASSOCIATION TIME

Rick McCombe reminded everyone that Association Time is for members only and that you must state your name, subdivision and lot number. Please limit your time to three minutes.

Beth Baxter - Lot 57 Tamarack Trails

Comment – I gave Dave Lynch or our LOP Maintenance Department a long list of suggested updates to do in the LOP common area. Thank you, I noticed items on my list for example power washing the swing set and fixing the Pool doors are complete. I also appreciate all of the board members. This is a thankless job and all of the board members are doing a great job. Even want to thank past board members for their efforts.

Clay Basler - Lot 207 & 208 - Birchwood Heights

Comment/Question – I drive to work early Monday morning and stay down south for the week. Last Monday there was a guy on Shadow-brook on a bicycle with a baby carriage on the back

riding around in the wee hours of the morning so I turned around and went back home to make sure that my wife was safe before leaving for work. I'm very concerned about the blight at the Shadow-brook property – I saw people out at 2:30 am around there with lights on wondering around. Has anyone addressed that issue?

Answer – Per Rick McCombe – That is our main focus right now and we are working on it

Answer – Per Cindy LaFave – Freeman Township is also working on this situation. They may need 20 people or more to go to court with them with pictures, statements, and documents.

John Patch - Lot 416 & 417 - Birchwood Heights

Comment – People have been living at the Shadow-brook property for the last two night. That situation is disgusting and very dangerous to have a van with trailer parked on the road in the dark.

Answer – Per Cindy LaFave – Please document what you saw and take pictures

Answer – Per Rick McCombe – We will contact the health department

Question – Do we have something in the code or covenants about maintaining your yard. My neighbor at 6703 Birchwood has very tall grass in his yards around his buildings for about 2 years. The kids inherited the property and don't care about it. What do we do about it? **Answer**

– **Per Rick McCombe** – We will send them a letter informing them what is in our rules and regulations states that you have to maintain your property

Question – Can we change the wording in our association because things are much different now than when those documents were drafted.

Answer – Per Rick McCombe – Back then people followed the rules.

Answer – Per Pete Wedesky – There is a Township Meeting this Thursday October 13, 2022 at 7:00 pm at the Freeman Township Hall and everyone here should attend that meeting with pictures and let them know how you feel about the blight in our neighborhoods.

Answer – Per Rod Saunders – This is going to be a slow process because it is going through the courts so don't get anxious

Leo Stevens - Lot 457 & 458 - Birchwood Heights

Comment – There is a lot going on with that situation that I am not at liberty to speak about but just know that Harold Logan (Freeman Township Blight Inspector) & the Sherriff's Department are on top of the situation.

Tony Drewek - Lot 035 - Tamarack Trails

Comment/Question – Most important part of our lake is the fish. Are there going to be more fundraisers to get more money to buy fish to restock our lake?

Answer – Per Rick McCombe – Yes, we will once we know that we can purchase fish **Question** – How much is currently in the budget now?

Answer – Per Rick McCombe – There is \$1,400 in the budget now

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – Keeping books on the people are the right way to go. The courts will listen to you when you have the infractions well documented

Comment – Did you happen to check with the DNR? I watched a sportsman’s program in the summertime where they were giving away free fish. I was wondering if anyone is interested in looking into it

Answer – Per Rick McCombe – We will look into it

Andrea Winnie - Lot 149 - Tamarack Trails

Comment – Lot 149 Tamarack Trails- Address: 6214 Larch; next to the boat launch. Statement from Andrea - “We bought our property on July 1st. We were very excited about being here and enjoying our land with our kids and grandkids. We went to the LOP office to get our stickers the next morning and someone had called and complained to the office staff for 45 minutes about us. We hadn’t even been here 24 hours. The poor office staff had to endure 45 minutes of someone yelling at them. We had no idea that utilizing our own property would cause such an uproar. Our 4th of July holiday was ruined, so we went home early feeling embarrassed, humiliated, and disheartened. Before we left, we drove around and saw that many people owned and were freely using campers on their property, so we purchased a camper. We began working on our property to get ready to build. It is obvious that we only come for the weekends, and we work while we are here. It should also be obvious that things do not get built overnight. It takes time. We decided to contact the township for a camping permit. We were told no permits are issued but you can’t reside in a temporary structure for more than 30 consecutive days. We were also told by others not to worry about it, we are fine, people just can’t camp in common areas. When we met with John regarding our privacy fence, he told us that the issue of camping would be brought before the board at the next meeting, and we would hear more at a future date. I decided to attend the meeting. I sat there while people called us out specifically, not mentioning the many others who have campers and use them regularly on their lots- including the people that complained about us. Since we are being specifically mentioned, we are feeling singled out and harassed. We have people slowly drive by and gawk at us while pointing and scowling. People drive back and forth to stare at us. We have even had people stop in front of our property just to take pictures and watch what we are doing. We might as well be a side show. We have also met many wonderful people, including most of our neighbors, but it seems that the loud minority want to be in charge of what everyone else does on their private property. It is worth mentioning that we have stayed at the campground several times. Once in May as a guest of Bobbi Gibson, once in June, again in July (My husband had to sleep in his truck because when he arrived Thursday night, the shelter we rented was locked) - and we have had family members camp at the campground as well - My sister and her husband twice, and my in-laws stayed for 2 weeks. Every other time we attempted to stay there it was booked up. One final statement: We teach people how to treat us, and we will not allow anyone to treat us differently by singling us out just because we are new and highly visible. We are friendly people and welcome anyone who wants to stop by and chat with us, but we draw the line with nastiness and pettiness.”

Answer – Per Rick McCombe – Sorry that you have been singled out because you certainly aren’t the only property own with a camper on your site. There is a statement in our covenants and we are still investigating the situation.

Pat Kowalski – Lot 218 – Tamarack Trails

Question – What happened to the Petition for the Blight/Business on 4411 Ridgeway Trail that was turned in to the Board of Directors at your last meeting?

Answer – Per Bob Eckardt – We turned that petition in Al Housler at Freeman Township and he is going to take it from there

Question – If we go to court for Shadow brook can we also go to court for Ridgeway Trail and the Villa? We can just line them up and go all at once on one day. We certainly can fill the court room up with people with pictures, statements, dates and times, etc. Just let us know. We can also let them know Cindy LaFave is an elected official.

Answer – Per Cindy LaFave – I don't think the courts operate that way. They have schedules that I'm not really familiar with but I'm hopeful that we will get a good judge that will listen to us and do something about the issue.

Answer – Per Rick McCombe – We need to handle all of the blight issues within LOP but the Shadow brook property appears to be the worse situation.

Dawn Basler - Lot 207 & 208 - Birchwood Heights

Comment – I'm very concerned for my safety due to what's happening at the Shadow-brook property – my husband works nights and I'm home alone.

Answer – Per Teri Sutton – Call 911 if it is an emergency if it is not an emergency use the (989) 539-7166

Jon Waters - Lot 063 Woodland & Lots 549 & 550 Birchwood Heights

Comment – With all the talk about the blight on Shadow brook, I'm very disappointed to hear that the property belongs to someone and is not a new transferring station within our Lake of the Pines area

Bill Gardner - Lot 060 & 061 - Pinehurst

Comment – Do not call 911 or the sheriff's department with non-emergencies. There is a non-emergency phone number to call – (989) 539-7166. If it is truly an emergency by all means call 911

Tom Roy - Lot 236 & 237 - Birchwood Heights

Question – Did they get that boat out of the water by the boat launch on Evergreen Trail? DNR has been notified. Do they need help getting that boat out?

Answer – Per Leo Stevens – Contact DEQ

Answer – Per Rick McCombe – We will try to contact the owners and the DEQ

Kim Roy - Lot 236 & 237 - Birchwood Heights

Comment – Thank you Teri Sutton & Cindy LaFave for all the support in collecting the back dues.

Comment – Teri Sutton – Thank you to the LOP office staff for all of the support too

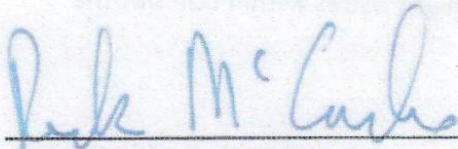
Closing

Motion was made by Rick McCombe, second by Bob Eckardt to adjourn the meeting @ 11:11 AM. Vote taken. Motion was unanimously passed.

These meeting minutes were approved at the November 12, 2022 Lake of the Pines Board Meeting

Respectively recorded and transcribed by:

Cheryl Dziurkowski, Secretary
LOP Board of Director



Rick McCombe, President
Lake of the Pines Board of Directors



Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors