

**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
August 13th, 2022**

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 14 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. Cindy LaFave joined the meeting via tele phone. All other board members present.

APPROVAL OF MINUTES

Motion was made by **Rick McCombe**, and second by **Bob Eckardt**, to accept the Minutes of the Board of Directors April Meeting April 9th, 2022, as written. Vote taken. **Motion was unanimously passed.**

Motion was made by **Rod Saunders**, and second by **Cheryl Dziurkowski**, to accept the Minutes of the Board of Directors 52nd Annual Meeting, May 28th, 2022, as written. Vote taken. **Motion was unanimously passed.**

Motion was made by **Rod Saunders**, and second by **Bob Eckardt**, to accept the Minutes of the Board of Directors Re-Organization Meeting, May 28th, 2022, as written. Vote taken. **Motion was unanimously passed.**

LOP ORGANIZATION CHANGES

- **Motion** was made by **John Machnak**, and second by **Rod Saunders**, to assign David Lynch to LOP Board of Directors Maintenance position. David Lynch accepted the position. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Teri Morrow-Sutton**, and second by **Rod Saunders**, to remove Steve Berry and Don Mann from the LOP Bank Account. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Rod Saunders**, and second by **Pete Wedesky**, to appoint Rick McCombe to LOP Board of Directors President position for the remaining term. Rick McCombe accepted the position. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Rick McCombe**, and second by **Cheryl Dziurkowski**, to appoint Rod Saunders to LOP Board of Directors Vice President position for the remaining term. Rod Saunders accepted the position. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Teri Morrow-Sutton**, and second by **Pete Wedesky**, to add Rick McCombe (LOP President) and Rod Saunders (LOP Vice President) to the LOP Bank Account. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- The LOP owned Lot 149 sold for approximately \$32,000. The money will be used for a new roof on the LOP Office/Rec. Hall. The timeframe for the new roof is sometime at the end of August.
- There are two remaining positions available on the LOP board of Directors, Ecology and Public Relations. Rick McCombe will continue to support the Ecology position until someone is assigned that position. Teri Morrow-Sutton is assigned LOP BOD Special Projects and Geri Shaw is assign the LOP BOD Nominating/Balloting. If anyone is interested in becoming a BOD fill out an application in the LOP office

OFFICER'S REPORTS

PRESIDENT'S REPORT

- No report

VICE PRESIDENT'S REPORT – Rick McCombe

- We are waiting for the Clare County to provide us a map identifying the easements prior to finalizing the Clare County dam acquisition.

SECRETARY'S REPORT – Cheryl Dziurkowski

- The LOP Adult Tiki Party was a huge success with positive feedback from attendees. Thank you to everyone who volunteered and who supported the effort. Our profit was \$1,332 and will be put into the Special Projects Fund for future events or items such as for new pool chairs.

- There's currently \$2,084.00 in the Fireworks Fund. We have a gentleman (Wally) who managed previous LOP firework displays offer to do it again this year. Rod Saunders has agreed to purchase the fireworks for us. So, if all goes as currently planned, we will have a decent Fireworks Display at the end our Men's Club Beer & Brats Labor Day Celebration on September 3, 2022.

TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by **Rod Saunders**, and seconded by **Pete Wedesky** to approve the bills from June totaling \$10,016. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Rick McCombe**, and seconded by **Rod Saunders** to approve the bills from July totaling \$36,720. The total July expenses are larger due to PLM Lake treatment and gravel put in the parking lot by the cabins. Vote taken. **Motion was unanimously passed.**

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

- No report

ARCHITECTURAL'S REPORT – John Machnak

- Received two inquiries for new homes – one on Ridgeway and the 2nd on Larch

ECOLOGY'S REPORT – Rick McCombe

- Per contract PLM will provide one more spray in late August for algae and weeds. They will come out and assess the lake condition first. Rick and Ben noticed spot of Milfoil in front of his house so he will contact PLM to address the spots the missed.
- We have a Beaver Dam at the end of the lake that needs to be taken out. There are traps set for the Beavers and will be inspected. Once the traps are cleared out, we will need volunteers to help remove the beaver dams. Watch for more info.
- The lake is looking good. The weeds are down and looking normal for the summertime die off.
- The purple Loose???? Is in full bloom so please try to get rid of it. If you need the chemical to get rid of the Purple Loose???? Rick McCombe or LOP can supply the chemical to you.

MAINTENANCE'S REPORT

- No report

NOMINATING/BALLOTING REPORT – Rod Saunders

- The required number of votes for a quorum were not submitted and the votes for the following three proposals were not counted at the May 28th, 2022 – We did receive the required number of votes for a July 2, 2022 vote count.
- The combined vote count results for May 28, 2022 and the July 2, 2022 as follows:

Proposed Ballot Issue #1 to Change the Covenants:

1. **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."**

Yes 186

No 315

Vote taken. **Proposed Ballot Issue #1 Change Failed. No change to the Covenant will take place regarding proposed Ballot Issue #1**

Proposed Ballot Issue #2 to Change the Covenants:

2. 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”.

Yes 236

No 254

Vote taken. **Proposed Ballot Issue #2 Change Failed. No change to the Covenant will take place regarding proposed Ballot Issue #2**

Proposed Ballot Issue #3 to Change the Covenants:

3. 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”.

Yes 363

No 132

Vote taken. **Proposed Ballot Issue #3 Change Passed. Changes to the Covenant will take place regarding proposed Ballot Issue #3**

- **Motion** was made by **Pete Wedesky**, and seconded by **Rick McCombe** to accept the election May 28, 2022 and July 2, 2022 results. Vote taken. **Motion was unanimously passed.**

PERSONNEL’S REPORT – Bob Eckardt

- No report

PUBLIC RELATIONS’S REPORT – John Machnak

- No report

SPECIAL PROJECT’S REPORT – Cheryl Dziurkowski

- No report

FUTURE PLANNING’S REPORT – Pete Wedesky

- LOP common grounds are getting old. We had circuit breakers catch fire at the LOP campgrounds lately because the antiquated service is not large enough to support the new style campers with multiple air conditioners.
- Through our covenant we have the ability to put through a special assessment to cover expensive infrastructure updates and I’m suggesting that the board take a look at that because our Lake of the Pine Drive is getting bad, the campground electrical system needs upgrading, pool, the buildings are falling apart and we don’t want to wait until we are in crisis mode. Our new Maintenance BOD Dave Lynch intends to start getting quotes in for the campground electrical issues. According to John Machnak the campground and cabins generate a lot of revenue for LOP and we need to keep them maintained.

- Long term future planning is to build more cabins to generate more revenue.
- Another future planning effort will be to plant more pine trees

UNFINISHED BUSINESS

- Steve Berry was reviewing and updating the Covenants during his tenure as LOP BOD President. At some point in time there was a short version of our Covenants generated and upon this review effort Steve discovered contradictions between the original and short versions of the covenants. Steve completed the review and prepared the revised Covenant package so we can have it notarized and taken to Clare County to be officially recorded. This was a big job and we thank Steve Berry for his effort in finalizing the package.
- We still have dead trees in the campground. We will come up with a day when we don't have a lot of campers in the campground to remove the dead trees

NEW BUSINESS

- There will be a meeting at the Clare County Building on August 17, 2022 at 10:00 to discuss the opportunity to opt out of future Gypsy Moth sprayings. It was an issue this season because some of the LOP residents had to hire someone to come a spray their property due to their neighbors opting out of the Clare County Gypsy Moth spraying. If a resident opted out of the spraying, Clare County didn't spray within 600 feet of that resident's home and his neighbor that wanted the spray was out of luck.
- This year's MMI Picnic will be held August 26, 2022 from 9:00 am until 3:00 pm. The event is sponsored both by the LOP Men's & Women's Clubs. Volunteers are needed for various events at the MMI Picnic. Please see Geri Shaw if interested in volunteering to help out at this event. Volunteers are required to be present at 8:30 am on that day. Important notice – no pictures allowed to be taken of any of our MMI Guests.

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Women's Club Meetings every second Tuesday of the month at 12:30 pm in the Rec. Hall
- Next Women's Club sponsored event will be a Hay Ride. Watch for more details.

MEN'S CLUB REPORT – Bob Eckardt

- Men's Club will be hosting a Beer & Brats event on September 3, 2022. It will also include Karaoke from 6:00 until 10:00 pm

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Everything is going good with the exception of a couple of minor issues.
- Leo spoke to the police department and the fire department. They plan to have a fire truck and a police car available for our MMI guests at the MMI Picnic.
- Plans are coming together for another casino trip around mid-October timeframe. Watch out for more details.

ASSOCIATION TIME

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

Shelley McCombe – Lot 5-078 Pinehurst Estates

Question – Are we going to have fireworks on the same day as the Men’s Club Beer & Brats event on September 3, 2022

Answer – Yes.

Steve Berry - Lots 115 - Pinehurst

Comment – Don Mann resigned for the BOD. Don did a of good job for LOP. Nobody on the BOD worked harder than Don around LOP!

Tony Drewek- Lots 35 - Tamarack Trails

Question – Is every secondary lot in LOP \$200.00 now?

Answer – **Per Rick McCombe and Steve Berry** – It depends when the property was purchased. Existing property owners with multiple lots with a home on one lot and two adjacent lots is considered on primary lot and two secondary lot even if they sell the property. If a secondary lot is sold stand alone is becomes a primary lot. If an existing property owner has two primary lots and two adjacent secondary lots and sells the entire package the new owners pay for two primary lots and two secondary lots

Question – So what is the price of a secondary lot?

Answer – Per Rick McCombe - \$30.00

Shelley McCombe – Lot 5-078 Pinehurst Estates

Comment – The chairs at the pool are in bad shape. Both Men’s Club and Women’s Club said it was something the BOD should handle

Answer – **Per Teri Morrow- Sutton** – The maintenance department should check to make sure the chairs are safe. **Per Cheryl Dziurkowski** – Maybe Special Projects can look into for purchasing new chairs for the pool area now that they have a budget.

Chuck Kroesing - Lot 453-456 Birchwood

Question – Do we have any idea who stole my wife’s decorative stone from the yard?

Answer – **Per Leo Stevens** – We have no idea who stole your stole and it’s a lower priority for the sheriff department

Beth Baxter - Lot 72 Tamarack Trails

Question – Do we have an available electrician in LOP that can help us out with our campground electrical issues.

Answer – **Per Pete Wedesky** – We have to have a licensed and insured contractor do the work due to liability issues.

Question – What kind of opportunities do we have to generate large sums of money to do the fixes?

Answer – Per Pete Wedesky – We could request \$300 or \$400 per owner in special assessments

Per Cheryl Dziurkowski – We could organize fund raisers to generate the money and hopefully everyone would be supportive.

Steve Berry - Lots 115 - Pinehurst

Comment – If you want a special assessment do it in small chunks and not one big amount of money to cover multiple issues

Ben Downer - Lots 77 - Pinehurst

Comment – You want to invest a lot of money in the campground but if you drive around LOP you can see many people parking campers, buses and other things in their yards and you don't enforce the rules. If you allow people to park campers and other things in their yards then why invest money in the campground. I will vote No to pass special assessment to upgrade the campground

Answer – Per Rick McCombe – The board is looking into how we define camping and how we can enforce the rules. The township will not enforce the rules and its tough for LOP to enforce the rules with taking people to court and costing a lot of money in legal fees.

Beth Baxter - Lot 72 Tamarack Trails

Question – You said there was enough money to spray the lake one more time. What kind of financial trouble will we be in if we need more?

Answer – Per Rick McCombe – We didn't have the money in the budget to do the extensive lake treatment this year but PLM is carrying over the finances for us until next year when we did have money budgeted. So, we should be ok with the lake treatment financially.

Steve Andrews - Lot 280 Woodland Heights

Comments – Previously we worked under the guidance of a licensed electrician. I understand your concern over licensed and insured companies but if you go to the same company, you can typically work out a better price? Another idea is to put meters in the campground to monitor and appropriately charge the campers for their usage.

Answer – Per Rick McCombe – We could add some 50amp circuits and charge the campers more to use the higher power source at least \$5 or \$10 more per night

Closing

Motion was made by **Rick McCombe**, second by **Bob Eckardt** to adjourn the meeting @ 10:46 AM. 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 September 10, 2022 Lake of the Pines Board Meeting

Rick McCombe, President
Lake of the Pines Board of Directors

Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors