

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

SUBJECT TO BOARD APPROVAL

Lake of the Pines Board Meeting Notes

February 5, 2022

OPENING

Don Mann called the meeting to order at 10:00 am. Don 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. Steve Berry, Cheryl Dziurkowski & Dave Helka joined the meeting via phone. Don Mann, Cindy LaFave, Dennis Hawley, Larry Gibson & Bob Eckardt were present. Rick McCombe-excused, Pete Wedesky-unexcused, John Machnak-excused & Rod Saunders-unexcused.

APPROVAL OF MINUTES

Motion was made by Don Mann to approve the Jan 2022 board meeting notes. Steve Berry asked that the following corrections/clarifications be made prior to approval. Bullet point 3 under Presidents report should read “The contract will need to add wording that prevents the county from storing equipment on the easement thru the campground.” Steve also asked that the wording of board response to Connie Crawford’s question during association time be corrected. The statement that pontoon island rates have not been raised in 10 years is incorrect-rates were raised by \$25 in 2020. Steve also wanted it to be noted that a majority of members present at the Dec 2021 meeting were in agreement that pontoon island moorage rates needed to be raised. A **motion** was made by Larry Gibson and seconded by Cindy LaFave to accept the Jan 2022 Board Meeting Minutes with the above clarifications. **Motion passed unanimously.** Don Mann asked for a motion to accept and approve the 2022 LOP Operating Budget. **Motion** was made by Cindy LaFave to accept the budget and was seconded by Cheryl Dziurkowski. **Motion was passed unanimously.**

ANNOUNCEMENTS

- Upcoming events
 - Lil Ted's Fishing Contest February 12th, 2022
 - Fundraiser Feb 26, 2022 3:00 PM. We will be raising money and accepting donations to stock our lake with fish in the spring. Campfire & Food (for sale). Bring your own beverages and chairs. Campfire will be at the pavilion.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Steve Berry

- No report

VICE PRESIDENT'S REPORT – Don Mann

- No Report

SECRETARY'S REPORT – Cheryl Dziurkowski

- No report

TREASURER'S REPORT – Cindy LaFave

- Cindy asked for a motion to pay the January expenses in the amount of **\$10696.53**. **Motion** was made by Don Mann and seconded by Cheryl Dziurkowski to approve payment of expenses. **Motion was unanimously passed.**
- Invoices for association member dues have been mailed.
- Our new office staff members are getting up to speed and the office is now open 4 days per week.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Steve Berry

- No report

ARCHITECTURAL'S REPORT – Dennis Hawley

- No report

ECOLOGY'S REPORT – Rick McCombe

- Absent-No report
- In Rick's absence it was reported by Don Mann that our contract with PLM for weed and algae treatment had been reviewed. Steve Berry made a **motion** to approve and accept the 5 year contract from PLM. The motion was seconded by Cheryl Dziurkowski. **The motion was passed unanimously.**

MAINTENANCE'S REPORT – Larry Gibson

- Larry reported that we have a mold problem in cabin #1. Water leaking from the toilet and the furnace condensate line has caused mold growth on the carpet and on other surfaces in contact with the floor. We are using Serv-Pro to remove all the molded materials and treat floor to kill the mold. Insurance will cover the cost of mold remediation and replacement of damaged items.

NOMINATING/BALLOTING REPORT – Rod Saunders

- Absent-No report

PERSONNEL’S REPORT – Bob Eckardt

- No Report

PUBLIC RELATIONS’S REPORT – John Machnak

- Absent-No report

SPECIAL PROJECT’S REPORT – Dave Helka

- No report

FUTURE PLANNING’S REPORT – Pete Wedesky

- Absent-No report

UNFINISHED BUSINESS

- LOP owned lot sale. 3 LOP owned lots were offered for sale to association members. Lot’s numbered 149, 288 & 63 were offered for sale and sealed offers were accepted. Lot’s 149 & 63 both received bids. Lot #149 had a minimum bid of \$35,000. Bid received for lot 149 was \$15,000. This bid was discussed by board members. **Motion** made by Steve Berry and seconded by Don Mann to reject the received bid for lot #149. **Motion was unanimously approved.** Lot #63 received a bid \$505.55. There was no minimum bid for this lot. Board discussed this bid. Association input was requested for the sale lot #63 being that it was being purchased by a board member (Pete Wedesky). No members voiced any concerns with the sale of this lot to a board member. **Motion** made by Bob Eckardt and seconded by Larry Gibson to accept bid for lot #63. **Motion passed unanimously.**
- LOP Docking Agreement will be updated to include new fees.

NEW BUSINESS

- No new business

SUB-COMMITTEE’S REPORTS

WOMEN’S CLUB REPORT – Geri Shaw

- No Women’s Club meeting in Feb.

MEN’S CLUB REPORT – Bob Eckardt

- Men’s Club Meeting Wednesday February 9 at 5:00 pm in the Rec. Hall .
 - Lil Ted’s Fishing Contest Sat February 12, 2022

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Leo reported that there have been no reported security incidents since last months report.
- Leo encouraged members to keep an eye on their neighbors property.
- Super Bowl Party Feb 13 in the Rec Hall. Bring your own beverages and snacks. Game squares will be available for purchase prior to game start.

ASSOCIATION TIME

Vicki Brauner-Lots 296-299 Tamarac Trail

Comment- Kayak Rack Rental Agreement needs to be amended or rewritten. Contract states that kayaks need to be removed from pontoon island before October 31 or LOP will remove kayaks and a fee will be charged for removal and storage. Vicki questions why the LOP board needs to worry about removal- just charge a storage fee or allow kayaks to remain all year. Steve Berry commented that the kayak contract was probably created with wording similar to the agreement for boat dockage.

Connie Crawford- Lots 200-202 Woodland Heights

Comment – Connie questioned the need to raise pontoon island boat slip fees when there is a \$10,000 surplus in the pontoon island budget. It was explained that the surplus will be depleted quickly when we start replacing docks that are starting fall apart. Steve Berry pointed out that pontoon island is one of 4 areas at LOP that actually generates income. Dues, pontoon island ,cabins and the campground are all income generators with the combined total income from these sources used to support the Association as a whole.

Russell Radke- Ashcroft Drive-Villa

Comment – Mr Radke pointed out an error in the January 2022 meeting minutes. Meeting minutes stated that pontoon island moorage rates had not been raised in 10 years. This statement was incorrect as they were raised by \$25 in 2020. The January 2022 meeting minutes were accepted with the correction to that mis-statement. Mr Radke also asked why boat dock rental rates were increased. Cindy explained the need to start replacing docks that were falling apart. Steve explained that excess funds generated by dock rentals are used for lake maintenance (weed control). Increases in dock rental rates have been minimal when compared with increases in campsite rates and cabin rates over the last 20 years. In the past 20 years dock rental rates have increased 25%, cabin rental rates have increased 80% and campsite rates have increased 100%. Steve also mentioned the number of docks that were vacant in 2021. These docks were rented but not used. The raise in dock rental rates will hopefully free up some of these unused docks for people who are on a waiting list for a dock. Mr Radke was also concerned about the number of non-members who are using our lake. Leo Stevens stated that LOP Security will issue warnings to vehicles that don't have LOP vehicle stickers and record their license plate numbers.

Closing

Motion was made by Bob Eckardt, second by Cindy LaFave to adjourn the meeting . **Motion was unanimously passed.**

Respectively prepared by:

Rick McCombe

LOP Board of Directors

Steve Berry, President
Lake of the Pines Board of Directors

Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors