

**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

March 12, 2022

OPENING

Don Mann called the meeting to order at 10:04

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, Pete Wedesky & Rick McCombe were present. John Machnak-excused & Rod Saunders--excused.

APPROVAL OF MINUTES

Don Mann asked for a motion to approve the Feb 2022 board meeting notes. Rick McCombe stated that the Feb 2022 meeting minutes needed to be corrected as follows: Vicki Brauner Lots 296-299 Tamarac Trail would like the Kayak Rack Rental Agreement to be changed. There is clause in the agreement that states all kayaks must be removed from the storage racks by the second Sunday in October. Vicki would like the agreement changed to allow kayaks to be left on the rack until Oct 31. Steve Berry stated that the board would review the kayak rental agreement at the March board planning meeting and make changes prior to new agreements being signed in the spring.

ANNOUNCEMENTS

- Upcoming events
 - Fish Stocking Fundraiser- March 12, 3:00 PM. Campfire @ Pavilion. Hot Dogs, Chili Dogs, Soup & Coffee will be sold at the clubhouse. All profits will be used to stock fish this spring.

- Soup & Bread Dinner- Sat March 26, 2022 6:00PM. Cost \$8.00. Bring a pot of soup and your meal will be free.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Steve Berry

- Steve Berry has been in contact with our attorney to request an update on the dam ownership transfer to the county. Our attorney has been in contact with the county/state attorney to convey our required changes to the transfer document. A meeting with the drain commissioner and attorneys is being scheduled for the future.

VICE PRESIDENT'S REPORT – Don Mann

- Don Mann reported that we are in need of a campground host for the 2022 camping season. Four of our twelve board positions will be expiring this April. Anyone interested in serving our community through the LOP Board of Directors should fill out a nominating form. Forms are available in the office and must be submitted by April 1.

SECRETARY'S REPORT – Cheryl Dziurkowski

- Cheryl took time to recognize Norma Kagel and Bobbi Gibson for their efforts in painting Cabin #1 prior to the new floor being installed. Thank you Norma and Bobbi.

TREASURER'S REPORT – Cindy LaFave

- Cindy asked for a motion to pay the February expenses in the amount of **\$31395.51**. February expenses included a pre-payment of \$19000 to PLM (lake management services) for the purchase of weed/algae chemicals. LOP saved \$600 by pre-payment for chemicals. **Motion** was made by Bob Eckardt and seconded by Rick McCombe to approve payment of expenses. **Motion was unanimously passed.**
- 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

- Dennis stated that he is starting to get requests for building permits now that spring is approaching. Get your building permits submitted to Dennis for any building projects you have planned this spring or summer.

ECOLOGY'S REPORT – Rick McCombe

- Rick would like to have an ice party on party island in the next few weeks. There is a lot of brush, branches and logs that need to be burned in order to keep the island useable. Date to be determined and an e-mail will be sent out with date and info.

MAINTENANCE'S REPORT – Larry Gibson

- Larry reported that repair work on Cabin #1 continues. We are still a few weeks away from this work being completed. Larry also reported a problem with the well that supplies water to our cabins. Preliminary tests show that the problem is either a bad/disconnected wire or the pump is burned out and needs replacement. The pump will be pulled from the well and tested.

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

- Pete thanked the membership for voting to increase the yearly membership dues. Pete also thanked the board for their work and encouraged Steve and Don to continue with their great work by running again in the upcoming election of officers. The BOD has discussed recently the possibility of doing a fish study that would determine which species of fish would be the best for our lake. The BOD has been in contact with a company in Big Rapids that does lake studies and they have given us options and prices on studies that could be performed. Pete also mentioned infrastructure issues such as a new roof for rec hall and an upgrade to the power grid at the campground. These issues need to be addressed soon as well as how to finance these repairs. Pete brought up the possibility of a special assessment to cover costs of repairs to our infrastructure. Steve stated that we have no immediate need for a special assessment but we will look at other sources of income (sale of LOP owned lots) to finance the needed repairs.

UNFINISHED BUSINESS

- LOP owned lot 288 located on Birchwood was sold for a bid of \$1000.

NEW BUSINESS

- The BOD has been discussing ways to increase our dues automatically on a periodic basis to keep pace with inflation. LOP experiences a loss of purchasing power, just as we all do personally, due to inflation. We want to make it easier to increase our income and at the same time make it easier for members to adjust for increases in dues. We have discussed raising dues periodically based on the rate of inflation. The BOD is looking for input from our members on how this could be accomplished. Please submit your ideas to the office via e-mail or use the suggestion box at the office prior to the April 9th board meeting. We would like to propose an idea or two at our yearly meeting in May.

- The kayak rack and pontoon dock rental agreements are being re-written for the 2022 boating season.

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- No Report

MEN'S CLUB REPORT – Bob Eckardt

- The Men's Club is sponsoring the Fish Stocking Fundraiser on March 12. All profits and donations will be used to stock fish in the spring of 2022.

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Leo is trying set up a date with the Clare County Sheriff to come to LOP for a question and answer meeting. Date yet to be determined.
- Leo is planning another casino on April 28 2022. Cost is \$35. Little River Casino
- 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

Jerry & Connie Broski-Lots 81 Pinehurst Estates

Comment- Jerry raised the question as to whether LOP could get a state grant to pay the cost of a fish study of our lake. Don Mann responded that LOP is not eligible for most state grants because our lake is private access rather than public access. Don stated that we will be looking at future grants for an opportunity get funding for LOP projects. Jerry also asked if we were using social media sites to advertise the LOP owned lots we are trying to sell. Don Mann stated that we were not advertising on social media yet. Vicki Brauner stated that personal Facebook accounts could be used to advertise lots for sale but if we used the LOP Facebook account there would be a charge. Cindy LaFave volunteered to post LOP lots on her personal Facebook account if a lot description was provided to her. It was brought up that we could also use Facebook to advertise for a campground host. Vicki Brauner volunteered to post on Facebook if someone would provide the write-up. Jerry also mentioned the improvement to Pinehurst Dr since the county resurfaced the road, and asked if any other roads would be resurfaced.

Closing

Motion was made by Bob Eckardt, second by Larry Gibson 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