

**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
November 13th, 2021**

OPENING

Steve Berry called the meeting to order at 10:00 am. There were 8 Associations Members present. Steve started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

ROLL CALL

<u>2019-2022</u>	<u>2020-2023</u>	<u>2021-2024</u>
Steve Berry	Bob Eckardt	Cindy LaFave
Don Mann	Bill Timmer	Rick McCombe
Dennis Hawley	Pete Wedesky	Dave Helka
Larry Gibson	Cheryl Dziurkowski	

Roll Call was taken. Don Mann and Bill Timmer were absent, and excused. All other board members present.

APPROVAL OF MINUTES

Motion was made by **Bob Eckardt**, and second by Larry Gibson, to accept the Minutes of the Board of Directors Meeting, October 9th, 2021, as written. **Motion was unanimously passed.**

ANNOUNCEMENTS

- Upcoming events
 - Thanksgiving Dinner – November 20, 2021 at 6:00 pm Price is \$8.00
 - 2nd Round of Association Dues Increase Votes on December 4, 2021
 - Holiday Light Tour – Sign Up by December 1st, 2021 in order to be included on a map that will be available on December 6th, 2021

OFFICER'S REPORTS

PRESIDENT'S REPORT – Steve Berry

- Bill Timmer resigned from the LOP Board of Directors due to health reasons.
- There is a vacant position on the Board, if anyone is interested in becoming a BOD fill out an application in the LOP office.
- Update on dam –
 - We received draft paperwork regarding the dam from Clare County. We met with our attorney on Wednesday November 10, 2021 for review.
 - We need an agent to officially sign the documentation.
 - **Motion** was made by Steve Berry, and seconded by Rick McCombe for Mr. Donald Mann to act as our agent that represents our Lake of the Pines Association in the matter of the Dam Acquisition by Clare County. **Motion was unanimously passed.**
 - Also, we received an aerial map of the Dam area from Clare County for any LOP Association member to review
 - No stakes have been placed in the dam area that the County intends to acquire but we requested them to do so and upon completion we will send out an email to invite LOP Association member out to view the area
 - There is an existing easement for dam access though Pinehurst Estates lot 74 which is owned by the association. Clare County needs a second easement to access the south side of the dam which is our campground entrance road. Our attorney has concerns with some of the language in the Ingress and Egress Easement agreement draft that was provided by the county. He will be in contact with the county's attorney to work on this agreement.
 - We're hoping for completion in a month or two.
- There was a Leak in the Office Roof – Don Mann repaired the flashing on the office roof. Don and Steve inspected the Rec. Hall roof and it is getting bad as well. It not an emergency right now but will need to be addressed in the next year or two, that the entire roof will need to be replaced. Due to the fact that it could potentially cost between \$30k-\$50k, we're getting a couple of quotes for both a shingled type and metal type roof replacement for budget purposes only. This is a big expense and may require a special assessment to pass in order to pay for it. Jan Mann mentioned that if you don't the proper gauge of steel on a metal roof then you could have problem with the insurance company. Also, noting that our current shingled roof has only one layer so a 2nd layer could be placed over the 1st layer of shingled roofing for a cost savings opportunity
- Michelle Waters, our LOP Office Manager is leaving Lake of the Pines to pursue another opportunity. Her last day is Wednesday November 17, 2021

VICE PRESIDENT'S REPORT – Don Mann (absent)

- No report

SECRETARY'S REPORT – Cheryl Dziurkowski

- Together with Michelle Waters we generated a Lake of the Pines Office Procedures Manual to document the routine tasks that takes place in our LOP office.

TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by Rick McCombe, and seconded by Bob Eckardt to approve the bills from October totaling \$13,489.15. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by Steve Berry, and seconded by **Bob Eckardt** to add Cheryl Dziurkowski to the Bank Account.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Steve Berry

- No report

ARCHITECTURAL'S REPORT – Dennis Hawley

- There were (6) project requests since July
- Dennis created a new project request form.

ECOLOGY'S REPORT – Rick McCombe

- We currently have (2) competitive lake management quotes from PLM and Savin and will be meeting with a third supplier, Lake Pro, on December 6th, 2021 for their quote review/presentation. A thorough quotation evaluation of all three (3) suppliers will take place before signing the next lake management contract. We anticipate selecting the next lake management company by the end of December.

MAINTENANCE'S REPORT – Larry Gibson

- We have two (2) bids for tree removal from the campground. The least expensive quote of \$1000.00 is from a supplier that uses horses instead of big heavy equipment. He requested taking some of the wood that he cuts down as part of his payment. Per Steve Berry, due to the new purchasing policy we implemented, a written quotation from licensed suppliers along with proof of insurance is required. Therefore, a follow-up meeting with these suppliers will take place as soon as possible.
- We had a pile of crushed asphalt delivered to put be into the holes on Lake of the Pines drive. We will be looking for volunteers next week to help fill the holes.
- The big door fell off the LOP Pole Barn and fortunately we were able to put it back on with minimal costs.
- Looking for licensed & insured roofer recommendations
- Another alternative is we could potentially buy the roofing materials if we have enough LOP volunteers to do the installation.

NOMINATING/BALLOTING REPORT – David Helka

- The second vote for the Association Dues Increase is on Saturday, December 4, 2021 from 9:00 am until 11:00 am in the Rec. Hall. There are currently enough votes for a quorum so the votes will be counted after the voting closes at 11:00.

PERSONNEL'S REPORT – Bob Eckardt

- We're looking for a person to replace Michelle Waters.
- We have a couple of applications and will be starting interviews on Tuesday November 16, 2021, but if anyone is interested in the position please stop in the office and fill out application.
- Nancy Reager is currently laid off for the winter months but is willing to come back and work in the office for three (3) days per week or 24 hours minimum to account for her unemployment.

PUBLIC RELATIONS'S REPORT – Bill Timmer (Absent)

- No report

SPECIAL PROJECT'S REPORT – Dave Helka

- No report

FUTURE PLANNING'S REPORT – Pete Wedesky

- The lake & infrastructure such as roof, roads, and campgrounds all are in need of updating and hopefully we can pass the Association Dues increase on December, 2021. I remain both optimistic and realistic.

UNFINISHED BUSINESS

- Bob Eckardt is investigating the costs associated with updating our WIFI system. If we update our current system we would be paying more for Spectrum and they can't guarantee that we would have a good signal.
- We have a computer specialist coming in from Clare on Tuesday November 16, 2021 to inspect our current system and make recommendations. We definitely need good signals and faster speed especially if we want to implement Zoom calls in the future.
- We received two applications for the open BOD position. John Machnak and Rod Saunders.
- Our first applicant, John Machnak had to withdraw his application due to medical issues.
- Our second applicant, Rod Saunders is a school teacher in Ohio who plans to retire after this school season. He also owns movie theater businesses. He is a very energetic part time resident with a big interest in the lake and making things better at Lake of the Pines.
- **Motion** was made by Larry Gibson, and seconded by Cindy LaFave to appoint Rod Saunders to the vacant BOD position. **Motion was unanimously passed.**

NEW BUSINESS

- We're updating the verbiage on Lake of the Pines Association Docking Agreement
- **Motion** was made by Larry Gibson, and seconded by Bob Eckardt to modify the language on Lake of the Pines Association Docking Agreement. **Motion was unanimously passed.**

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Santa Visit Saturday December 11, 2021 from 1:00 pm until 3:00 pm in the Rec. Hall

MEN'S CLUB REPORT – Bob Eckardt

- Men's Club Meeting Wednesday December 8, 2021 at 5:00 pm in the Rec. Hall with Tony Drewek is back preparing the meals.

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Things are going pretty well
- Thank you to everyone the complaints are way down
- The Casino Bus Trip was a huge success. There were (46) people in attendance and made \$835.00. This should be enough money to cover next year's expenses
- With the support of the sheriff, we were able to clear up our Villa Sub division issue.

ASSOCIATION TIME

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

Jan Mann - Lot 249-253 Birchwood Heights

Comment – A Gypsy Moth Representative will be at the next Freeman Township Hall meeting on December 9, 2021 so come to the meeting with your complaints regarding last years gypsy moth issues as well as evidence

Connie Crawford- Lots 200-202 Woodland Heights

Comment – Connie informed Larry Gibson that she made modifications to her dock on Pontoon Island and Larry Gibson said her modifications were ok

Question – Does LOP have any new American Flags if not Connie would buy one?

Answer – Per Larry Gibson – We will check to see if we have any new flags. Larry also stated that we would only leave one flag up through the winter at the memorial site and all other will be taken down and stored for the winter. Old worn-out American Flags can be taken to the American Legion for proper disposal.

John Mitten - Lots 572-576 Birchwood Heights

Question – Is anyone looking into the cordless microphones?

Answer – Rick McCombe said he will look into the and see if they can be fixed.

Question – Is anyone looking into the cameras on Pontoon Island? They don't work!

Answer – Steve Berry said we are looking into it as part of our WIFI upgrade.

Connie Crawford- Lots 200-202 Woodland Heights

Question – What is going on with that house that has all of that crap in their yard?

Answer – Per Cindy LaFave – According to the folks at the Township, we should give up pursuing the removal of his landscape business equipment but do not give up on the blight. The blight

issue is being looked at by a judge in the court system and not the magistrate. Steve Berry noted that the area where all of the trailers are lined up belongs to someone else and is not part of the landscaping company. Steve also stated that due to our covenants we are limited to what we can do but we can change the covenants with 2/3 votes. Rick McCombe said why change the covenants if we can't enforce them.

Closing

Motion was made by Bob Eckardt, second by Cheryl Dziurkowski to adjourn the meeting @ 11:07 AM.

Motion was unanimously passed.

Respectively prepared by:

**Cheryl Dziurkowski, Secretary
LOP Board of Director**