

**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
July 8th, 2023**

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 29 Association Members present. Rick started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

| <u>2021-2024</u> | <u>2022-2025</u> | <u>2023-2026</u> |
|------------------|--------------------|--------------------|
| Cindy LaFave | Geri Shaw | Cheryl Dziurkowski |
| Rick McCombe | Teri Morrow-Sutton | Jon Thomas |
| Open | David Lynch | Clayton Basler |
| Rod Saunders | Larry Gibson | Dave Borle |

ROLL CALL

Roll Call was taken. Rod Saunders was absent and excused. All other board members present.

WELCOME

Thank you all for attending our BOD meeting and welcome new association members that are joining our meeting for the first time.

APPROVAL OF MINUTES

Motion was made by **Cindy LaFave**, and second by **Larry Gibson**, to accept the Minutes of the Board of Directors April Meeting April 8th, 2023. Vote taken. **Motion was unanimously passed.**

Motion was made by **Teri Morrow-Sutton**, and second by **Dave Lynch**, to accept the Minutes of the Annual Membership Board of Directors May Meeting May 27th, 2023, with changes. Vote taken. **Motion was unanimously passed.**

Motion was made by **Teri Morrow-Sutton**, and second by **Jon Thomas**, to accept the Minutes of the Board of Directors Re-Organization May Meeting May 27th, 2023. Vote taken. **Motion was unanimously passed.**

Motion was made by **Teri Morrow-Sutton**, and second by **Dave Lynch**, to accept the Minutes of Board of Directors June Meeting June 10th, 2023. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- LOP Neighborhood Garage Sale on July 12 – 16, 2023.
- LOP Women’s Club will be hosting LOP Garage Sale in the Rec. Hall on July 14 and 15, 2023. Donations welcome.
- LOP Women’s Club will be hosting an all-day MMI Picnic on August 4, 2023. Volunteers needed.
- LOP Circle of Friends group will be hosting the Tiki Party this year on August 5, 2023 at 5:00 pm
- LOP Circle of Friends group will be hosting a Golf Outing at Birch Valley Golf Course on August 12, 2023 at 9:00 am

OFFICER’S REPORTS

PRESIDENT’S REPORT – Rick McCombe

- We’re investigating the cost of adding WIFI to the campground and cabins. Due to a few events taking place on our LOP common grounds, we need to add cameras. We need WIFI for the cameras to work.

VICE PRESIDENT’S REPORT – Rod Saunders (Absent)

- No report

SECRETARY’S REPORT – Cheryl Dziurkowski

- No report

TREASURER’S REPORT – Cindy LaFave

- **Motion** was made by **Rick McCombe**, and seconded by **Larry Gibson** to approve the bills from June totaling \$21,068.29. Vote taken. **Motion was unanimously passed.**
- **Shadowbrook Blight Update:** Court hearing concerning the Blight situation on Shadowbrook Drive took place on Wednesday, June 21st, 2023 at 2:00pm at Clare County Courthouse in Harrison, MI. The defendant Marc Davis did not show up for the court hearing because he was in jail. The judge ruled in favor of Freeman Township and gave Mr. Marc Davis and his partner Dawn 60 days to vacate the property with all of their belongings. At the end of 60 days (Mid-August timeframe), if the property isn’t vacant, the sheriff’s department will assist Freeman Township in removing Marc and Dawn from the property. Anything left behind at that time will be considered abandon property and will be disposed of by Freeman Township. Marc and Dawn

are questioning what they will do now but haven't been willing to work with anyone on finding a solution to their situation for a year now.

- Marc Davis will still own that property after being removed per the court order, but will not be able to live on that property until he has a proper well and septic system installed and also an approved dwelling.
- LOP already has a lien on the property, there are back taxes owed, all of the court costs will have to be paid on that property, and the costs associated with the clean up is all against that property. Back taxes and liens would need to be paid before any improvements/structures could be added to the property.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

- No report

ARCHITECTURAL'S REPORT – Clay Basler

- No report

ECOLOGY'S REPORT – Jon Thomas

- We're still having beaver problems. We decided to make a change to our current trapping operation because we don't feel like it is a good investment but haven't finalized a new solution yet. Still working on it.
- The algae blooms are in abundance. The main cause for this is lawn fertilizer.
- For Boater's Safety – Per the State of Michigan all boats with a motor must have a MC Number
- **Motion** was made by **Jon Thomas**, and second by **Teri Morrow-Sutton**, to have a LOP sticker on all boats affixed near the MC number within the next 30 days. Vote taken. **Motion was unanimously passed.**
- We need to clean up some of our canal ends. They're clogged and restricting the water flow into the canals. We're currently developing a feasibility study to determine what we need and how much it will cost to clean out three canal ends.

MAINTENANCE'S REPORT – David Lynch

- We provide an area for LOP association members to bring their burnable tree branches and leaves, but one member decided to drop off a whole tree right in the pathway and not on the designated pile. Please be respectful. We offer this service to you as a courtesy and we would hate to remove this opportunity in the future.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Teri Morrow-Sutton

- We currently have a good crew working at LOP

- Please be respectful to the office staff. They are new and just following the LOP rules and regulations and covenants.

PUBLIC RELATIONS'S REPORT – Larry Gibson

- No report

SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton

- We are continuing to place liens on properties for back dues. August 1st, 2023 more liens are going out. Please use LOPdues@gmail.com to communicate any issues with paying your dues

FUTURE PLANNING'S REPORT – Dave Borle

- No report

UNFINISHED BUSINESS

- The Bridge to the campground was inspected in the Spring but we still haven't gotten a report back but we're expecting a large bill for the repairs

NEW BUSINESS

- Our Rec. Hall is in need of painting on the inside. We will be spray painting the walls and ceiling. Dave Wilamowski is a retired painter contractor and will help us. We need volunteers to prep the area for painting. Depending on the number of volunteers, we anticipate that it will take 4 or 5 days to complete the job. If you happen to go by a paint department at Lowe's, Home Depot, Sherwin Williams, Menards, etc. pick up a paint sample of a paint color of your choice and tape to the Rec. Hall wall. People can vote on your choice of color. Keep in mind that the trim is a dark wood so make sure the color coordinates with the dark wood. We're looking at an August-September time frame to get started.

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Women's Club Meeting scheduled on Tuesday July 11, 2023 at 12:30 pm in the Rec. Hall
- There is a scheduled LOP Neighborhood Garage Sale on July 12 – 16, 2023. In addition, our LOP Women's Club will be hosting LOP Garage Sale on July 14 and 15, 2023. We will have maps available for \$4.00 identifying association member locations that are participating in the neighborhood garage sale. For people that don't want to have their own garage sale but have things that they want to get rid of, the Women's Club is accepting donations. If you can't deliver your donations or can't wait until the week before the event, then contact the office and we will make arrangements to pick up your goods.
- Women's Club will be hosting a MMI Picnic on August 4, 2023. The MMI Picnic is an all-day event for local handicap adults. This event requires a lot of volunteers so please sign-up if you are able to help us out.

MEN'S CLUB REPORT – Al Bywater

- Men's Club Meeting scheduled on Wednesday July 12, 2023 at 6:00 pm in the Rec. Hall

LOP CIRCLE OF FRIENDS – Dave Lynch

- The LOP Circle of Friends group will be hosting the Tiki Party this year on August 5, 2023 at 5:00 pm. More information to follow.
- The LOP Circle of Friends group will be hosting a Golf Outing at Birch Valley Golf Course on August 12, 2023 at 9:00 a.m. Sign up in the office by August 1, 2023. More information to follow

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Two weeks ago, we confronted the squatters for using the campground showers. We informed them that they are not to return to the showers until after they pay their associations dues. If they return before their dues are paid, we will call the police and have them arrested for trespassing.
- The problems in the villas are back and the sheriff's department has been notified.

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.

Shelley McCombe - Lot 078 - Pinehurst

Comment/Question – I know that the LOP neighborhood garage sale is July 12 – 16, 2023 but the Women's Club sale is July 14 & 15, 2023, correct?

Answer – Per Geri Shaw – Yes! Correct It will be here in the Rec. Hall on July 14 & 15, 2023

Connie Crawford - Lot 200-202 - Woodland Heights

Question – Based on the message we received from the LOP Office, should we be updating our LOP rules and regulation regarding riding 4-wheelers and side by sides in the campground?

Answer – Per Rick McCombe – We don't really know who caused the problem but we need to make sure that we have rules and regulations regarding the issue. We will make sure that the contract that folks sign when registering for a campsite clearly states that you can take your 4wheelers and/or side by side from the entrance of the campground to your campsite, while obeying the 10 mile per hour speed limit, only. You can't ride around the campground tearing things up.

Answer – Per Cindy LaFave – This is another reason for the importance of having a campground host. We really need to step up our search for a campground host for next year.

Question – Do we have a rule for the number of visitors a camper can have?

Answer – Per Rick McCombe – We can make all the rules we want but enforcing those rules are difficult especially with no campground host.

Jon Thomas – Lot 257 Tamarack Trail

Question – Do we have any signs posted that campers and visitors must report to the LOP Office?

Answer – Per Rick McCombe – I don't think so

Norma Kagle - Lot 73 Pinehurst

Comment – There is a sign posted that visitors should register at the LOP office. People stop at the Kagle residence thinking that it is the LOP office

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – People with two AC units require 50 Amp Service – It appears that most campers only have one AC therefore don't need 50-amp service – The 30-amp service should be enough.

Clay Basler - Lot 207 & 208 - Birchwood Heights

Comment – What about rotating campground host since we can't find a full-time host? **Answer** – That's a great idea

Dave Wilamowski - Lot 156-157 – Tamarack Trails

Question – What is going on with the bird sanctuary?

Answer – per Dave Lynch – We took the posts out so that we can talk to the folks that are cutting down all the trees in the area and see if they can put wood chips down on the walking paths. We will put the posts back up when they are finished.

Al Kohlhoff - Lot 44 Birchwood Heights

Question – How many large items are we allowed to put out on the third Monday of the month for trash pick-up?

Answer – Per Cindy LaFave – One Large Item – if you check the Freeman Township website it will tell you what that one item can be

Cindy LaFave – Lot 162 Woodland Heights

Comment – We're going to send out an email message regarding the garbage people are leaving. Apparently, people were shooting off fireworks on Pontoon Island and leaving their garbage all over and also leaving a mess in the bathrooms.

Question – per Rick McCombe – Should we really be shooting off fireworks on Pontoon Island?

Answer – This is a topic we will discuss I the next workshop

Dawn Gilbert - Lot 80-81 – Tamarack Trails

Question – Do we currently charge our campers to have a boat? That would be a great opportunity to generate revenue

Answer – Rick McCombe – No, we currently do not charge our campers a boat fee but it is a good idea that we should pursue.

Connie Crawford - Lot 200-202 - Woodland Heights

Question – Are we renting out the docks by the old lodge? Boats were spotted parked there!

Answer – Per Rick McCombe – No, but people were parking their boats there during the Beer and Brats festivities. We will come to a decision and a daily rental fee

Dave Wilamowski - Lot 156-157 – Tamarack Trails

Question – How much money did we collect for the fireworks?

Answer – We have someone available to display fireworks for us. We need to put someone in charge of monitoring the fireworks money. We collected some money at the Beer and Brats Festival. The fireworks display takes place with donation only. No LOP association members money is used for fireworks.

Closing

Motion was made by **Rick McCombe**, second by **Jon Thomas** to adjourn the meeting @ 10:58 AM. Vote taken. **Motion was unanimously passed.**

These meeting minutes were approved at the August 12, 2023 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