

**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

June 10th, 2023

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 50 Associations 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. Cheryl Dziurkowski, Dave Borle, and Larry Gibson were absent and excused. All other board members present.

WELCOME

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

We would like to welcome the 2023 Board of Directors. There are three new BOD members and we thank them for volunteering their time and talents to our Board for a three-year term (2023-2026).

- Clay Basler – Architecture Director
- Jon Thomas – Ecology Director
- Dave Borle – Future Planning Director

Also, Teri Morrow-Sutton is managing (2) Board Positions (Personnel and Special Projects)

APPROVAL OF MINUTES

Motion was made by **Rod Saunders**, and second by **Geri Shaw**, to accept the Minutes of the Annual Membership Board of Directors May Meeting May 27th, 2023, with changes. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- Farewell/Appreciation Party at the Pavilion for Steve and Linda Berry on Monday, June 12th, 2023 at 5PM Bring a snack to share and your own drink
- Euchre Fun Night will be in the Rec Hall on Tuesday, June 13th at 6:00PM.
- The LOP Circle of Friends group will be hosting a Cornhole Tournament on June 17, 2022 at 5 pm in the Pavilion. A sign-up sheet and details are available in the LOP office.
- The LOP Women's Club will be hosting their annual Father's Day Breakfast on June 18, 2023 in the Rec. Hall from 8:00 am – 11:00 am.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Rick McCombe

- No report

VICE PRESIDENT'S REPORT – Rod Saunders

- We will be tabling the Boat Launching Charge for this year and continue discussions on the best way for implementation for next year.

SECRETARY'S REPORT – Cheryl Dziurkowski (Absent)

- No report.

TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by **Geri Shaw**, and seconded by **Dave Lynch** to approve the bills from May totaling \$14,857.58. Vote taken. **Motion was unanimously passed.**
- **Important Reminder:** Court hearing concerning the Blight situation on Shadowbrook Drive on Wednesday, June 21st, 2023 at 2:00pm at Clare County Courthouse in Harrison, MI. It is important to have good representation in the courthouse.
- This is the last effort that the Freeman Township is prepared to pursue.
- They're hoping to have the Clare County Health Dept in court with them due to the sanitation conditions on that property but if not, they will be prepared to inform the judge of the situation.
- Freeman Township still has the "clean-up" orders from the judge but are concerned that if Marc Davis isn't ordered to be removed from the property too, then they will just bring more stuff to that property after the expensive Freeman Township "Clean-Up" effort.
- Our newly created LOP Anti-Blight Committee prepared a proposal that they wanted to incorporate into the LOP documents, but after reviewing the proposal with our attorney we were told that what we proposed was illegal. Although the meeting with the attorney was frustrating and disappointing, we did walk away with new ideas to take to the Anti-Blight committee for review. The positive aspect of the Anti-Blight committee efforts was based on our disappointment and frustration, the attorney didn't charge us for our hourlong session. We are not giving up hope for a solution.

ASSOCIATION COMMENTS

- Can we speak in the Court Room? – No, not allowed to speak
- Can we write letters to the Judge? – Sure, his name is Judge Joshua M. Farrell 80th district court
- Can we have 9&10 News in the Court Room? Sure, if someone has contact feel free to contact them and make the request.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

- We had Spicer Engineering come and inspect our bridge leading to the campground. We're still waiting for their report and will continue to contact them. This could potentially be a huge expense but we will wait and see what comes back on the report.
- Next month we will make motions to approve both the April BOD Meeting minutes and the reorganization meeting minutes.

ARCHITECTURAL'S REPORT – Clay Basler

- Anyone preparing to start a new build project contact me and I will walk you through our process and/or answer your questions

ECOLOGY'S REPORT – Jon Thomas

- PLM executed a water quality test in April 2023 and we are still waiting for those test results. We reviewed last year's water quality reports (April 2022 and August 2022). The April report stated that all was good but the August 2022 report indicated that 3 or the 4 tested areas came back with a "cautionary notice". Upon further investigation, it appears that one of the biggest problems are caused by phosphates. The phosphates that are causing these issues with our lake come from people fertilizing their lawns. Even if you don't live on lake try to refrain from using those high phosphates fertilizers. We are not prepared today, but will investigate and recommend a good lake property fertilizer to use. Another issue identified is that the two feeder creeks to our lake are clogged with silt. We have to get the feeders to our lake unclogged and can't just ignore them. This problem impacts our water levels in the lake. The lack of rain or drought we are experiencing is another problem.
- Our lake was treated by PLM on May 30, 2023 and you can see a lot of the native species are dying off. It a big difference from two weeks ago. The treatment is working.
- We're investigating on whether or not we can qualify for grants for treating our lake, dredging, our lake, etc. No promises but worth looking into it.
- Our beaver trapper is catching a few beavers but not as many as we would like. We are staying on top of this situation because the beavers also cause issues with our lake water levels.

MAINTENANCE'S REPORT – David Lynch

- The guard shack at the entrance into LOP common areas is repaired.
- One of our camper guests accidentally backed into the bathroom in the campground. He offered to pay for the repairs. We got a quote for \$560.00 to get the repairs done and will follow up with the camper.
- We had tire issues on two of our tractors. Tires fixed for \$650.00

- The folks brining Tamarack Road did a terrible job and we wrote a letter complaining to the company. They came back and re-brined Tamarack.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Teri Morrow-Sutton

- We currently have a good crew working at LOP
- Nancy Reager is having surgery and Kim Roy is coming to fill in for Nancy during her absence. Thank you, Kim. This helps LOP out because we don't have to train someone new.
- Welcome Ginger Bruer to our office staff. Ginger in a new hire and joined us after Kim Roy's resignation. Stop by and say "Hello"

PUBLIC RELATIONS'S REPORT – Larry Gibson (Absent)

- No report

SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton

- We are continuing to collect back dues. Emails seem to be a good tool for this effort. Please make sure our LOP office has your current email address.
- Long term goals are to use email messaging more in an effort to cut down on expensive postage mailings.

FUTURE PLANNING'S REPORT – Dave Borle (Absent)

- No report

UNFINISHED BUSINESS

- No report

NEW BUSINESS

- No report

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Women's Club Meeting scheduled on Tuesday June 13, 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 – 16, 2023. We will have maps available for \$3.00 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 the week before the sale. 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.

MEN'S CLUB REPORT – Al Bywater

- Men's Club Meeting scheduled on Wednesday June 14, 2023 at 6:00 pm in the Rec. Hall
- Men's Club will be hosting the 4th of July Beer & Brats. More information to follow.

LOP CIRCLE OF FRIENDS – Dave Lynch

- The LOP Circle of Friends group will be hosting a Cornhole Tournament on June 17, 2022 at 5 pm in the Pavilion. A sign-up sheet and details are available in the LOP office. Food will be available.
- The LOP Circle of Friends group will be hosting the Tiki Party this year on August 5, 2023. More information to follow.
- There will be an Open COF Meeting on June 28, 2023 in the Rec. Hall from 6:00 – 10:00 pm to discuss the August 5, 2023 Tiki Party. We will need a lot of volunteers
- The LOP Circle of Friends group will be hosting a Kayak/Canoe Trip on July 22, 2023 at 9:00 am More information to follow
- The LOP Circle of Friends group will be hosting a 4-Person Scramble Golf Outing at Birch Valley Golf Course on August 12, 2023 at 9:00 am More information to follow

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Everything is going well so far this year. We had a lot of people here over Memorial Day weekend and everyone behaved well.
- We issued 5 or 6 No sticker warnings at the boat launch but when we followed up this issue was resolved
- The casino trip went well. There were only 43 people on this trip but we still were able to deposit \$600.00 in our security funds.
- We plan to have another casino trip in October. Watch 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. Please limit your time to three minutes.

Linda Merlo - Lot 122-123 Birchwood Heights

Comment/Question – I know the squatters are going to the campground to get water and use the showers or whatever. Can we use a key code on the doors instead of putting in the expensive WIFI for cameras?

Answer – Per Rick McCombe – Yes, but there is an outside faucet

Answer – Per Dave Lynch – Tonya locks those doors when there aren't any campers

Answer – Per Cindy LaFave – We spoke to the attorney about potentially having people not in good standing arrested for trespassing but he recommended that we stay away from that because they are members.

Per Rod Saunders – The squatters are so arrogant that they would just break the door down.

Kathy Nieto - Lot 240 - Tamarack Trails

Comment/Question – Why is there a LOP Association that I'm paying dues to, where you can't enforce the rules? I have goats on one side of my house and ducks on the other and people using the bathroom in the woods and you can't do anything about it. People living in campers.

Answer – Per Rick McCombe – We have a committee looking at how we can change the covenants so that we can enforce the rules. We will need 2/3rds of the votes from each of the subdivisions within LOP. This is a difficult challenge because if one subdivision doesn't approve the change then the very expensive effort is defeated.

Answer – Per Cindy LaFave – Remember we are not a law enforcement agency. We can only refuse to let you use the common area. Some of your concerns might be able to be managed from Freeman Township. Call Freeman Township Blight Officer on Monday to see if they can help with your specific issues. They have more abilities to help than LOP.

Leo Stevens - Lot 457 & 458 - Birchwood Heights

Comment – When Leo was the LOP 2001-2003 President, he tried to update the covenants. We couldn't force the rules. The only thing you can do is change the covenants and that is near impossible to do. People just don't care.

Clay Basler - Lot 207 & 208 - Birchwood Heights

Comment– The Freeman Township has a meeting for these types of issues once a month. The last meeting had 11 people show up. We can't sit back and wait for someone to do something. If we all show up at those meetings and express our complaints to the Township, we have a better chance to improve than trying to change the LOP covenants.

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – Euchre Fun Night will be in the Rec Hall on Tuesday, June 13th at 6:00PM

Comment – The people that brined our roads did a terrible job. I look in other areas and they did a real good job. We have to get on the Township to fix this issue because I'm tired of eating dust. Go to the monthly Township meeting to complain.

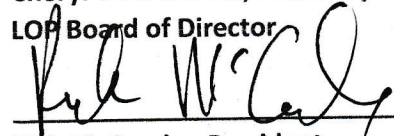
Closing

Motion was made by **Geri Shaw**, second by **Rick McCombe** to adjourn the meeting @ 10:44 AM. Vote taken. **Motion was unanimously passed.**

These meeting minutes were approved at the July 8, 2023 Lake of the Pines Board Meeting

Respectively prepared by:

Cheryl Dziurkowski, Secretary
LOP Board of Directors



Rick McCombe, President
Lake of the Pines Board of Directors



Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors