

**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 11, 2023**

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 32 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	Open	Open

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. There were two new members present Debbie Emmons and Thomas Noble at today's BOD meeting.

APPROVAL OF MINUTES

Motion was made by **Teri Morrow-Sutton**, and second by **Cindy LaFave**, to accept the Minutes of Board of Directors Meeting October 14th, 2023. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- Women's Club will be hosting their annual Veterans Dinner honoring all of the LOP Veterans in the Rec. Hall on November 11, 2023 at 6:00 pm
- Women's Club will be hosting their annual Thanksgiving Dinner in the Rec. Hall on November 18, 2023 at 6:00 pm
- Euchre on Tuesday nights in the Rec. Hall at 6:30 pm The cost is \$2.00 to play and .10 cents for every Euchre

OFFICER'S REPORTS

PRESIDENT'S REPORT – Rick McCombe

- The WIFI hub was installed on a tower outside the LOP Office but we're working on resolving some signal issues and once resolved we can install cameras for security purposes.

VICE PRESIDENT'S REPORT – Rod Saunders (Absent)

- No report.

SECRETARY'S REPORT – Cheryl Dziurkowski

- Happy Thanksgiving to all. Enjoy your time with your family and come to celebrate with your LOP family at the Thanksgiving dinner on November 18, 2023.

TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by **Teri Morrow-Sutton**, and seconded by **Rick McCombe** to approve the bills from October totaling \$17,074.80. Vote taken. **Motion was unanimously passed.**
- Freeman Township cleaned the Shadow brook property and it is up for sale for \$2,000. However, they are willing to look at all offers. On behalf of Freeman Township, Cindy thanked LOP for waiving the back association dues and for releasing the lien on that property.
- On behalf of Freeman Township, Cindy thanked all of the volunteers that stepped up to help clean up the Shadowbrook property.
- Happy Veteran's Day. Thank you to all of the LOP veterans and thank you to the mothers/spouses of all of the veterans.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

- No report

ARCHITECTURAL'S REPORT – Clay Basler

- No architectural report but we need (3) more BOD members so if you are interested let us know.

ECOLOGY'S REPORT – Jon Thomas

- Our beaver trapper (Chuck Harris) began trapping beaver, muskrat and otter on November 1st, 2023. To date he has removed (7) beavers from LOP property. The Ridgeway Culvert is currently being cleaned out by Clare County with some type of auger mechanism. LOP will have to keep the beaver out of the cleaned culvert to prevent further water flow issues.
- The beaver, muskrat and otter damages are tremendous. They burrow into our shoreline which will cause the shorelines to collapse. They also clog our culverts which causes issues with water flowing into our lake. If you recognize any depressions or hollow sounds when you walk along the shoreline notify Jon Thomas or a BOD member as soon as possible so we can let our trapper know where to focus on trapping the critters. People think the otters are cute little critters but they are carnivores and are eating all of our fish.
- Bow Hunting season here at LOP is from October 1st, 2023 thru November 14, 2023 so we are nearing the end of bow hunting season but we want to remind everyone that (2) guests per member are allowed to hunt on LOP Property with a guest pass. The guest passes must be obtained from the LOP office by the LOP member in good standing. Hunting at LOP is not open to the public.
- All hunting blinds must be labeled with your name, address, phone number, and lot number. If you blind is not properly labeled, they will be removed because we don't know if people who are not supposed to be here are using our hunting facilities. All blinds must be taken down by January 1st, 2024.
- The LOP BOD has been approached and requested a handicap area in our LOP hunting grounds. We are going to investigate where in the LOP hunting grounds is the safest and most accessible area for handicap hunters to use. Once we find the best area, we will notify you and it will be clearly marked.
- The rifle hunting season which starts November 15, 2023 is open to LOP association members only. You must hold a LOP membership card in your possession to hunt in the LOP hunting grounds. Gun hunting can take place in the pipeline area only. No guests are allowed during rifle season.
- All information regarding hunting will be followed up with an email so that other LOP association members that are not present at this meeting will have this information.

Eric Williams - Lot 141 & 142 - Woodland Heights

Question – Is it shotgun only or can you also use a rifle?

Answer – Per Jon Thomas – Yes

Answer – Per Rick McCombe – However, you can only hunt in the pipeline area with a rifle.

Question – Can we bring a guest to rifle hunt?

Answer – Per Jon Thomas – No only LOP members in good standing. Remember LOP Association Member sons, daughters and grandchildren are considered members too.

Al Kohlhoff - Lot 44 - Birchwood Heights

Question – Per the State of Michigan you can bow hunt during rifle season but you have to wear orange, correct?

Answer – Per Jon Thomas – Yes, but you have to follow the rifle season rules regarding no guests. Only LOP association members allowed to hunt during rifle season

Brian Bouwens- Lot 138 Tamarack

Question – Can we have the Clare County put a grate over the entrance/exit of the Ridgeway culvert so that it is easier to clean instead of having to climb into the culvert to clean it out?

Answer – Per Jon Thomas – That’s a great idea! We will ask them if they can do it.

MAINTENANCE’S REPORT – David Lynch

- Thank you to the maintenance staff. They did a good job for us. Everything is winterized now.
- Let us know if you see anything that is in need of attention and we will work it
- All lights are shut off on Pontoon Island in order to save money. There isn’t much activity on Pontoon Island during the winter season.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL’S REPORT – Teri Morrow-Sutton

- We have a great staff here at LOP. Please continue good manners in our LOP Office and thank the office staff for the good job they do.

PUBLIC RELATIONS’S REPORT

- No report

SPECIAL PROJECT’S REPORT – Teri Morrow-Sutton

- We’re continuing to make progress on collecting association dues. There are (4) properties within LOP that are going up for tax auction early next year so hopefully we can collect back dues or at least get new residents that will pay their association dues.
- **Motion** was made by **Teri Morrow Sutton**, and seconded by **David Lynch** to increase the fees for the campground site, campground shelters, and the cabins an additional \$15 starting on December 1st, 2023. Vote taken. **Motion was unanimously passed.**

FUTURE PLANNING’S REPORT

- No report

UNFINISHED BUSINESS

- Our Bridge leading into the campground is in need of repair/rebuild. We’re still trying to get the information as to whether it can be repaired or needs to be replaced. We met with Wayne Rodgers (Clare County Road Commissioner) who gave us some ideas. Wayne also has his own company and is interested in quoting the job once we determine what the job is. Wayne has agreed to contact EGLE after Thanksgiving on behalf of LOP to see if we can put an arch culvert in there which would be a big saving. We’re anticipating a big expense for this repair/rebuild and expect to have to institute a special assessment.

NEW BUSINESS

- December is the time when we start looking at next year's operating budget. The new operating budget doesn't go into effect until June 2024 so we have plenty of time.

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Women's Club Meeting scheduled on Tuesday November 14, 2023 at 12:30 pm in the Rec. Hall
- The Women's Club will be hosting their annual Veterans Dinner honoring all of our LOP Veterans in the Rec. Hall on November 11, 2023 at 6:00 pm
- The Women's Club will be hosting their annual Thanksgiving Dinner in the Rec. Hall on Saturday November 18, 2023 at 6:00 pm

MEN'S CLUB REPORT – Al Bywater (Absent)

- No report

LOP CIRCLE OF FRIENDS – Dave Lynch

- Circle of Friends is raffling a Gift Basket beginning on October 1, 2023. You will find the basket in the LOP Office and will be able to purchase tickets at that time – The raffle drawing will take place on November 17, 2023. The winner will be contacted and can pick the gift basket up from the LOP Office
- Circle of Friends will be hosting a New Year's Eve Gala event on December 31, 2023 in the Rec. Hall. More information to follow

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens (Absent)

- No report

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.

Vicki Shaw Brauner - Lot 296-299 – Tamarack Trails

Comment – Thank you to the LOP Men's Club for purchasing a rack that holds 72 of our news Rec. Hall chairs.

Cindy LaFave – Lot 162 - Woodland Heights

Comment – Complaints are coming into Freeman Township regarding dogs that are not on a leash. If you see a problem, you can call the Clare County Dog Officer (989) 339-6029 or the non-emergency police at (989) 539-7166 to make a complaint.

Shelley McCombe – Lot 078 – Pinehurst Estates

Question/Comment – So, all we can do is give the person breaking the law a letter or a warning? The other thing is we can take a video but that is hard to do when you are walking your dog

Answer – Per Cindy LaFave – Yes LOP is limited on what we can do if people don't follow the rules. You can also call the non-emergency police or the Clare County Dog Officer.

Kim Rolfe – Lot 236 & 237 - Birchwood Heights

Comment – My dog is never on a leash but she is a friendly dog that likes everyone.

Eric Williams - Lot 141 & 142 - Woodland Heights

Question – Regarding raising funds for the bridge, what is a special assessment? Do we know how much it will be? Does everyone in the LOP Association have to pay the special assessment?

Answer – Per Rick McCombe – A special assessment is a means of raising money for a capital expenditure that was not included in the budget

Answer – Per Cindy LaFave – A special assessment is one-time payment to cover the cost for a large expense instead of raising the yearly association dues.

Answer – Per Rick McCombe – Until we get outside quotes to do the job, we don't know what special assessment fees we will be needed. Once we receive quotations, choose a supplier/company, we will initiate a special assessment that will equally divide the total cost amongst all of the LOP association members. More information will follow.

Al Kohlhoff - Lot 44 Birchwood Heights

Question – Are we (LOP Association Members) going to discuss the special assessment before it is implemented or is it something the BOD will decide?

Answer – Per Rick McCombe – Yes, the LOP Association Members will have to vote for it therefore a discussion will take place before voting

Comment – I noticed that the cabins and the campgrounds are separated in the operating budget and the campground is in the red

Answer – Per Cindy LaFave – The negative numbers on the operating budget for the campground is because the campground is paying back the loan it made for the new shower facility. Technically, the campground made about \$20,000 profits in 2023.

Question – We're talking about investing a lot of money in the campground for the bridge, WIFI, electricity, etc. Are we going to be able to recover from that huge investment? Can we afford to keep investing in the campground?

Answer – Per Cindy LaFave – It will take some time to recover but we will discuss whether or not we should keep putting money into it

Dave Wilamowski - Lot 156-157 – Tamarack Trails

Question – Where is the revenue from the oil pipe-line going?

Answer – per Cindy LaFave – Right now the money is in the general fund and has not been allocated for anything, but will most likely be used towards the bridge repair/rebuild.

Question – What happened to the money the last time we collected it for the oil pipe-line about five years ago?

Answer – per Cindy LaFave – Don't know. We will have to look it up

Debbie Emmons - Lot 235 – Tamarack Trails

Question – With all the talk about the bridge can we relocate the campground?

Answer – Per Rick McCombe – No, even if we could, we still need to fix the bridge so the Clare County folks can get to the dam for repairs.

Question – How old is the bridge?

Answer – Per Jon Thomas – Not sure but maybe 20 years

Dave Borle – Lot 80 – Pinehurst Estates

Comment – Thank you to Dave Lynch for turning off the lights on Pontoon Island. It was a total waste of money.

Answer – Per Dave Lynch – It seemed like a good opportunity to save money since there isn't anything going on during the off season.

Thomas Noble - Lot 97 - Pinehurst Estates

Question – Can Clare County help cover the cost of the new bridge?

Answer – Per Dave Lynch - We are definitely going to ask them once we know exactly what it is going to cost

Ken Waryas - Lot 106 – Tamarack Trail

Question – Now that the Shadowbrook fiasco is finally done, is anything going to be done with the Ridgeway property that is running a business and keeps adding more stuff over there including a new shipping container?

Answer – Per Cindy LaFave – A new zoning ordinance was just put into effect regarding shipping containers on private properties. Harold is studying that new ordinance to see if it applies to the Ridgeway property.

Answer – Per Clay Basler – That stuff was there before the new ordinance went in effect therefore his stuff will be grandfathered in

Question – So we're stuck looking at all that stuff? You were able to do something about the Shadowbrook situation so why not the Ridgeway too?

Answer – Per Cindy LaFave – The LOP BOD can send them a stern letter but that's about all we can do and Shadowbrook was handled by Freeman Township and not LOP. There were many people who showed up in the Freeman Township court hearings to show our support and we were heard by Judge John Farrell. People have to go to the Freeman Township meetings and complain. Those meetings are held on the 2nd Thursday of every month at 7:00 pm.

Answer – Per Rick McCombe – We started a committee to review our covenants and try to put more meat into the ramifications for breaking the rules but for now our hands are tied.

Dave Borle – Lot 80 - Pinehurst Estates

Comment/Question – The hunting grounds are for LOP members and their family. What about the gangs of people coming into the hunting grounds?

Answer – Per Jon Thomas – Call Jon Thomas or a BOD member to come out and have a chat with these gangs. We will inform these folks of the LOP association rules and regulations.

Debbie Emmons - Lot 235 – Tamarack Trails

Question – Can you shoot your gun anywhere for target practice?

Answer – Per Jon Thomas – No, you have to be 450 feet from any building. You definitely don't want to target practice in the LOP hunting grounds during hunting season.

Comment – If you set up a target practice area within the LOP common grounds it can be a way to generate revenue.

Answer – Per Jon Thomas – That's a good idea and something we will look into but not during hunting season

Connie Crawford - Lot 200-202 - Woodland Heights

Question – Are the cabin renters allowed to hunt on the LOP hunting grounds?

Answer – Per Rick McCombe – Yes, if they are members in good standing. That also includes their children and grandchildren.

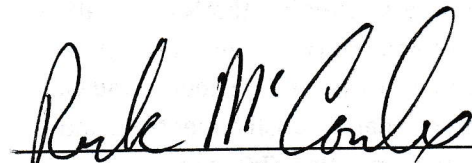
Closing

Motion was made by **Teri Morrow Sutton**, second by **Geri Shaw** to adjourn the meeting @ 10:52 AM. Vote taken. **Motion was unanimously passed.**

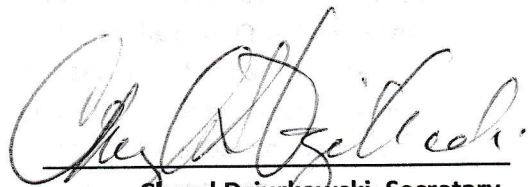
These meeting minutes were approved at the December 9, 2023 Lake of the Pines Board Meeting

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