

L.C.P.O.A. MEETING MINUTES Monday, August 25, 2014 - 7:00pm

Pledge of ALLEGIANCE:

Board members in attendance: Bob Callison, Tim O'Neil, Robin Schoeck, Dennis Blain, Coleen Crampton, John Gosinski, Scott Dukate, Paul Bates and Ron Phelps

Board members Absent:

Open discussion (members):

- Mike Olszewski – Bayview – would like part of fence taken out to get better access to park next to where the chain is at Big Bedford park. He also wanted one along the road somewhere. John Gosinski stated we would go and look at it and then give him an answer next month on what we can do.
- Steve Shotwell – Cambridge – stated that when he parks his truck at Castlewood Park it sticks out too far on Castlewood Drive. If he puts the rear axle toward the water it still sticks out into the road. John Gosinski stated that it was made for a normal truck and water vehicle and wondered how long his combined unit was. It was determined that it is longer than most.
- Ralph Smith – Bayview – Ralph stated he would like to see a sand box at Castlewood and it had been brought up by Harry Breniser to consider putting one in. Tim O'Neil stated we will put one in. Ralph said he would like beach sand vs. mason sand.
- Tiffany Scott – Bayview – Thanked the board for getting the stumps removed in Castlewood.

Open discussion closed at 7:15 P.M.

OFFICERS REPORTS:

President's Report:

None

Vice President's Report:

None

Secretary's Report:

- Approve Regular Board meeting minutes from 7/28/14
- Approve Executive Board meeting minutes from 7/28/14
 - It was motioned by Dennis Blain with a 2nd by Ron Phelps to approve the minutes with a couple of changes. The changes were to take the realtor's name out of the minutes when discussing the realtor's suggestion about painting a portion of the house on Cement City Road and to change the executive minutes to add a case name in the first paragraph. Motion carried

Treasurer's Report:

- Review current 2014 budget status
 - Ron Phelps reported that we had just paid legal fees and the insurance for house on Cement City Rd. There were no other changes to the budget at this time. Dennis Blain motioned with a 2nd by Coleen Crampton to approve the report. Motion carried

OPERATIONS REPORTS:

a. Maintenance

- i. Discuss Monthly Dam Inspection
 - i. All okay per Robin Schoeck. Robin also reported that the weeds had been cleared from the lot on one side and the other side is scheduled to be done.
- ii. Weed clearing / treatment was completed in August
 - i. Mike Olszewski stated starry stone wart was not treated to the right of Bedford Park. Tim O'Neil will call PLM to take care of it. It was also reported that Imperial Shores also needs some more treatment near the berm house in the cove.
- iii. Swing chains were replaced at Karen Court
 - i. Bob Callison reported the swing chains were replaced at Karen Court and Somerset also had the bathhouse screens repaired.
- iv. Office parking lot was sealed
- v. Discuss quotes for sealing & striping Bayview and Hawthorne/Waverly asphalt
 - i. It was clarified that it should be Bedford East instead of Bayview. Coleen Crampton voted to have Farrell do the seal coating and Dugan for the striping with a 2nd by Tim O'Neil. Motion carried.
- vi. Stumps at Castlewood have been scheduled to be ground down
 - i. This was done on Saturday.
- vii. Discuss the need for a replacement to the office air conditioning
 - i. The board reviewed bids and voted to table it but to add it to next year's budget.

b. Complaints / Comments / Communications -

- i. A folder with copies of all of the current month's complaints / letters and Log will be passed around to the Board members.
 - i. Coleen Crampton reported that the boat issue on Archwood is still being worked on by the township. It has now been put on hold temporarily due to the fact that a "For Sale" sign has been put on it which now means it can't be towed at this time. She will continue working to get this matter resolved.

c. Committee Reports -

i. Building Control Committee Approvals

(0) House, (0) Garages, (1) Addition, (1) Docks, (2) Decks (0) Covered Porches

ii. Lake Quality Committee

- i. Weed treatment was completed on July 23rd
- ii. Weed treatment was completed on August 13th
- iii. Discuss putting weed treatment reports on our web page for members to see

iii. Park Committee

- i. Discuss members request to add a sand box at Castlewood Park versus adding sand for a beach where all the boats have been pulling up.
 1. Dennis Blain motioned to put in sandbox with a 2nd by Scott Dukate to spend up to \$300 for the project. Motion carried
- ii. Discuss painting of the Southern Shores tiered walls with other colors / design options
 1. After discussion it was decided we could put a base coat on the walls and see if art class at school would want to paint it. Ron Phelps will try to coordinate this with the school.
- iii. Discuss the 3rd position on the park committee
 1. John Gosinski had been on the committee along with Carl Kruger and when Carl left John took over. In the past John just didn't want his name on the committee roster.

d. Miscellaneous -

- i. Discuss the Hawthorne/Waverly dock extension quote
 - i. Scott Dukate got one bid and will get more for next spring. A new one should be 36 to 40' and Scott feels we should stay at 36'. Originally we had approved \$1,000 and the quote he received is for \$1,600. We could possibly put in a new dock and reuse the old one somewhere else. Several options were discussed. We will need to be put it into next year's budget. More bids will be sought.
- ii. Discuss the Somerset dock concerns
 - i. The concerns have been taken care of for now and we will check it out when they are taken out for the season to see if it needs to be replaced for next year. John Gosinski stated it will only need a new post.
- iii. Discuss status of our house on Goose Creek
 - i. We had an offer and the party couldn't secure financing. The property will be added to the association when it is sold and added to the deed by the title company. Robin Schoeck would like to get a quick claim deed now to add it so we don't have to do it when it's sold. The deed would be done to reference the properties on the shore and make it the same as all of the others. It is currently listed at \$142,000 and we had an offer of \$126,000 and we countered for halfway in between. Motioned by Robin Schoeck to do a quick claim deed now with a 2nd from Dennis Blain to do both properties we purchased. Motion carried.
- iv. Discuss options on what to do with the Pierson property
 - i. There are 2 parcels side by side After discussion it was decided we would table it until we get more information on that property.
- v. Report out on Chamber of Commerce Home / Lake Tour
 - i. Bob Callison stated it was quite well attended. The Chamber of Commerce did not completely follow our guidelines but we had no complaints. The realty company followed the guidelines however the boat dealer did not. Todd Wanty was asked to give us update per a request from Bob however, he was not in attendance to do so.

vi. Discuss doggie bags for each park

- i. Dennis Blain motioned to purchase 8 more doggy bags holders for installation with a 2nd from Scott Dukate. Motion carried. We will not be stocking the holders during the winter months when there are no garbage bins available.

vii. Discuss Towing Policy and if neighbors should use park parking for their personal vehicles on a regular basis

- i. There have been occurrences of people putting their cars in park on a regular basis when they live across the street. The board questioned if we should tow them. The question was if they are the personal cars from the homeowners or visitors. It was decided that if it has a sticker in window we would contact them and if no sticker is in the window we can tow them away. Dennis Blain motioned that we follow thru and if the vehicle has a sticker and they continue doing it then we will send them a letter and then tow them if they continue doing it then they will be towed with a 2nd by Scott Dukate. Motion carried. If they are non-members they will be towed.

viii. Discuss next steps with the dredging plan

- i. Bob Callison wants permission to approach the DNR/DEQ to see what they would recommend and what our options would be. We will still need to find a disposal site. Bob will follow up and report back to the board.

ix. Discuss options for a house / yard in disrepair in Sherwood Shores

- i. The yard is a mess and z-brick is coming off house. The neighbors will be going to township to see what can be done about it per John Gosinski.

x. Discuss ideas of using a blog for the DOR initial steps / feedback from the members

- i. The person who does our website can set up the blog for around \$250 and train an administrator/moderator for the blog to moderate it – Dennis Blain motioned to set up blog with 2nd from John Gosinski. Motion carried

xi. Discuss some option for covering the hole on the front of the bath house for Bedford East where the power meter used to be.

- i. We will repair it with other bricks

xii. Approve mulch or alternative option for the Hewitt Road flower bed

- i. This has already been completed.

xiii. Discuss Flood Surveys

- i. The member that wanted to discuss this was not in attendance - the issue was dropped.

OLD BUSINESS:

Adjourn:

Motion by Dennis Blain with 2nd by Robin Schoeck to adjourn the meeting at 9:26 P.M. Motion carried