

LCPOA MEETING MINUTES
Monday, September 22, 2014 – 7:00 P.M.

Board Members Present: Bob Callison, Tim O'Neil, Ron Phelps, Coleen Crampton, Robin Schoeck, Scott Dukate, Paul Bates, Dennis Blain, John Gosinski

Pledge of Allegiance

Open Discussion:

Wendell Sykes – Hill-n-Shore – Wendell was concerned about lawn mowing companies blowing grass clippings into lake. Bob Callison stated we would send letters to the companies we are aware of and ask for their cooperation in refraining from this practice. He also wondered about fertilizer being used too close to lake. It was stated that numerous communications have been sent out to members and companies asking them to be cautious in this area of concern. Wendell asked about the weed control projected for next year and stated the chemical used this year worked better than in the past.

Open session closed at 7:11 P.M.

OFFICERS REPORTS:

President – nothing to report

Vice President – nothing to report

Secretary – Coleen Crampton asked for approval for August 25 , 2014 minutes. Bob Callison motioned to approve with a 2nd by Tim O'Neil. All in favor. Motion carried.

Treasurer – Ron Phelps stated it all looked good and we were on budget. The board looked over proposals for comparison for delinquent collection companies. ADAC was compared with Makower and the fees by Makower were less and they don't require we sign a contract but we just pay a retainer fee and then pay their fees as we go. Motion to approve the treasurers report was made by Coleen Crampton with a 2nd by Dennis Blain. All in favor. Motion carried. Dennis Blain motioned to approve hiring Makower to handle collections with a 2nd by Ron Phelps. All in favor. Motion carried.

OPERATIONS REPORT:

Maintenance:

- Monthly dam inspection – Robin Schoeck reported there was a small leak where the previous repairs had been made. It should still be covered under the warranty and John Gosinski will contact them to come and repair it. Robin stated we will still need some little locks.
- Docks coming in – John Gosinski reported that as of Tuesday, September 16, 2014 they had all been removed and power washed along with the buoys.
- Sand for Castlewood Park – 6 yards of beach sand was delivered and put between the swings and play set.

Complaints/Comments/Communications

- One fisherman was not happy about pesticide being used for weed killing.
- There was a report of chickens on Somerset Drive in a residents yard. The office will call the township to handle since it is a township ordinance.

Committee Reports:

- Building Control – There was nothing approved the past month.
- Lake Quality – The weed treatment was completed on September 9th per Bob Callison and a map was put on the website.
- Activities – Preparations for the Halloween party are being handled by Mike Moore. The activities budget is short on funds so it was motioned by Dennis Blain with a 2nd from Coleen Crampton to provide them up to \$1,200 from the budget to fund this event. All in favor. Motion carried.
- Coleen Crampton requested a \$100 donation from the board for the 4th Annual LCPOA food drive to be given to the Brooklyn Food Pantry. Dennis Blain motioned with a 2nd from Robin Schoeck to approve. All in favor. Motion carried.

Miscellaneous:

- Status of improvements to house on Goose Creek – Robin Schoeck reported that the kitchen and a couple of other areas had been painted for the sum of \$1,500 for paint and plants were added to the front of the home. The realtor has added new pictures on the listing and our website to try and draw more interest after the changes. The listing is due to expire mid-October with the current realtor. After discussion it was decided that we would give the current realtor until November and if it hasn't sold by then we would relist with another realtor.
- Quotes for docks – Scott Dukate presented quotes for new/replacement docks from Lakefront and Diversified. A new longer one is needed for Waverly Park instead of trying to extend it. The board decided to table it for now and look at other docks to see if they are going to need replacement. After that is determined we will see if we can get a price break if we purchase more than one. After reviewing the bids and discussion it was decided that we also need to check the warranty from Diversified. Scott and John Gosinski will handle this and report back at the October meeting.
- Archwood Park – Coleen Crampton reported that there is a tree that either needs to be trimmed or removed as it is overhanging the property next to the park and has several dead limbs on it. The office will contact Corey Pilaczynski with All Weather Trees who has previously done work for the association to look at the tree and give us an estimate.
- Complaint about dock and unkempt lots – Bob Callison reported a complaint had been received about the possibility that the dock in question had possibly been stolen since it had the LCPOA identification on it. After checking with the office and the police there was no evidence that was the case and some of the old ones had been sold in the past. As far as the unkempt lots were concerned we are going to have both owners sent a letter to clean up their empty lots.
- Grass seed and fertilizer for stump bay island – Tim O'Neil requested we purchase both to finish the seeding of the island. Motion made by Coleen Crampton to spend up to \$200 for this purchase with a 2nd by Dennis Blain. All in favor. Motion carried.

Motion to adjourn was made by Dennis Blain with a 2nd by Robin Schoeck at 8:30 P.M. All in favor. Motion carried.