

# **L.C.P.O.A MEETING MINUTES** Monday, October 26, 2015 - 7:00pm

## **Pledge of Allegiance**

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

**Board members absent:** None

## **Open discussion (members):**

No Comments

## **OFFICERS REPORTS:**

President: None

Vice President: None

## **Secretary:**

Mike Olszewski asked for approval of the Regular & Confidential Minutes of September 28, 2015 meetings

Coleen Crampton motioned to approve the Regular & Confidential Meeting Minutes, seconded by Tim O'Neil, all in favor, motion carried.

## **Treasurer:**

As of September 30, 2015, the Lake Columbia Property Association had total assets of \$1,556,200. The Cash on hand as of 9/30/15 was \$737,155 of which \$379,900 is marked for Lake Management Reserve. Granger lead expenses for the month with a Trash expense of \$19,978, followed by lake and park expenses of \$7,569.72 that included the dam inspection by SME, PLM's lake analysis survey, light replacement at Grand Pointe Park, dam spillway weed control, buoy cleanup, and park lawn care. \$7,517 for property taxes were paid. The year to date expenses are on par with the 2015 allocated budget.

Robin Schoeck motioned to approve the Treasurer's report, Mike Olszewski seconded, all in favor, motion carried.

Coleen Crampton asked to add to the Treasurer's report that she be added as a signer on the bank accounts due to the fact that she is the new President. Much discussion was had regarding this. In the past this switch has taken as long as 3 months to take place & since there are only 5 meetings left before a new board takes place it was decided to leave it as is until the May Organizational Meeting occurs. Coleen will get a copy of the General Ledger at the end of each month so she is aware of what checks are written.

**Guest Speaker:** Rachel Maranto, from Michigan Nature Association

The presentation told us about the Goose Creek Nature Sanctuary, which is a labeled a Prairie Fen. It is located on the east side of Cement City Road outside of Cement City and goes back off of the road about a mile into the marsh area. She will be adding something to the December newsletter letting everyone know about the Goose Creek Prairie Fen.

**COMMITTEE REPORT (Deeded Restrictions Committee pushed up earlier in meeting)**

Coleen had an e-mail from Harry Breniser asking to get copy of Customer List and Inventory List for the committee. John Dale is the Chairman of the Committee & they would like to make sure they have only 1 spokesman for the committee.

The Committee would like to see if they can possibly have a board member liaison person that they can talk to about questions & committee needs. They would also like to get a budget approved for the committee. The budget consists of:

- \$ 4,500 to \$ 5,500 for Printing (envelopes, ballots, instructions, stamps)
- \$ 5,500 to \$ 6,000 for Legal Fees
- \$ 3,000 to \$ 3,500 to hire an Accounting Firm to deal with votes, etc.

\$13,000 to \$15,000 Total Budget

The above costs include the printing of ballots, envelopes, instructions, stamps, mailing of all, all legal fees & fees for any kind of meeting rooms needed and the fees for an accounting firm's duties to deal with the votes, etc.

There was also much discussion about how & when regarding the voting process. Their first concern is getting all of the shores to vote to change the way we vote. To make sure the vote will be 51% of the entire association making the decision instead of each individual shore on their own.

They asked for names and phone numbers for some of the smallest shores in the association so they could do a preliminary poll. The board accepted the request to give the committee the names & phone numbers for Blakely, Fletcher, Imperial & Hill N Shores for the purposes of doing a preliminary poll.

**OPERATIONS REPORTS**

**MAINTENANCE:**

- Robin Schoeck reported the monthly inspection is fine
- John Gosinski reported he is meeting with the DEQ within the next couple of weeks regarding revising the drawing for the permit for the Dam. When going through our swim buoy permits we found the swim area for Karen Court was in the wrong spot from where it should have been according to the permit map. When John is talking to the DEQ about the Dam permit revision, he would also like to talk to them about moving the stones that were mistakenly put in the permitted swim area so we could once again conform to the permit.

Dennis Blain motioned to let John talk to the DEQ about moving the stones out of the Karen Court swim area to conform with what our current Swim Buoy Permit says for that park when he meets with the DEQ regarding the Dam. 2nd by Tim O'Neil. All in Favor, Motion Passed.

- Need to get 2 more bids for fencing at dam, Mike Olszewski will get them.
- Harvesting of Walnut trees at the Dam area. It was decided we could not get enough out of the trees at this time to make it worth our while to harvest.
- Complaints / Comments / Communications: A folder with copies of all of the current month's complaints / letters and log was passed around to all board members.
- We will get 3 bids to have Riviera, Grand Pointe and Nottingham Sealcoated and Striped.
- Medco locks and lock systems - We are looking into getting stronger, bigger locks to replace what we have.

#### COMMITTEE REPORTS:

- Activities Committee would like to be able to use the office for some meetings & the board had no problem with this. Have the committee contact the office to coordinate it.
- Food Drive was down a bit due to the fact that there were a few other drives going on in town as well. We received more money this year instead of food & canned goods. Still considered a success.
- Building Control Committee Approvals: None  
Coleen had a question regarding a member who wanted to put a temporary greenhouse on her property next year for 3 out of 4 seasons. Dennis said he would take care of talking to her and her husband about what their options are.
- Park Committee update - We are on hold to put the swings up because they did not have the correct brackets in stock and are waiting for them to come in. The company said they would let us know as soon as they came in.  
Bob Callison has fixed the swings at the various parks that needed fixed on the Action List.
- Castlewood Swim Buoy placement - Dennis Blain motioned that we send in the proposed new swim buoy placement at Castlewood which has the dock 30' from the swim area. Robin Schoeck 2nd. All in Favor, Motion passed.
- By-Law Update - Board will take home changes sent to us by Attorney Steve Guerra, to study & send questions, voting clarifications and comments to Robin by the 9th at 9am so she can take them back to Attorney Guerra so they can be voted on at the November meeting.
- PLM 2016 Management Plan - PLM suggested we treat the lake the same as last year due to their assessment. Dennis Blain motioned to use PLM's 2016 Plan to treat the lake the same as last year for a cost of \$30,000 to \$40,000. Tim O'Neil 2nd. All in Favor, Motion passed.

Miscellaneous:

- Action List:
  1. Signs at Castlewood & Somerset still need to be put up
  2. We are waiting on Rappleye to fix pilings at Somerset
  3. Swing repairs have been taken care of
  4. Swing replacement at Kelley Rd - waiting on brackets
  5. Scott is coordinating parks clean up November 6
  6. Sand at Big Bedford has been spread
  7. Paul will take care of hole on side of Big Bedford bathhouse as soon as he gets a chance
  8. All docks have been removed
  9. All bathhouses except Southern Shores have been winterized. Southern Shores will be winterized after the Trunk or Treat.
  10. Need 2 more bids for Fence work at dam - Mike Olszewski
  11. Ron will put together draft for 2016 proposed budget for the November meeting

Robin Schoeck motioned to adjourn at 9:30 pm, seconded by Dennis Blain, all in favor, motion carried