

# **L.C.P.O.A. MEETING MINUTES** Monday, March 23, 2015 - 7:00pm

## **Pledge of ALLEGIANCE:**

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

**Board members Absent:** Robin Schoeck

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

**7:02pm**

- Coleen Crampton announced that she can't continue as the Board Secretary due to family matters and asked if someone else could take those duties over - Bob Callison agreed to take the minutes for today's meeting.
- Desirae Dukate - Holiday Shores II, Jen Slat - Grand Pointe Shores, Karen Kiss - Bayview Shores - This group wanted to present an idea for new activities at the lake to encourage more community involvement for both adults and kids throughout the year.
  - One of the ideas was to host a "Welcome Back to the Lake" event this spring and possibly hold it at the Clark Lake Golf Course / Restaurant. They are checking to see if the golf course will do a fund raising event that would donate 10% of the meal to them. It would allow everyone to meet their neighbors and kids could figure what other kids live at the lake too.
  - The group suggested that this event might be on May 16th (Saturday) between 4:00 - 7:00pm
  - The funds would be used to host various events throughout the year.
  - They would like to host a Movie in the Park and provide popcorn
    - They would hope to use the funding to procure the screen and projector that could be used throughout the year or even future years
  - Another proposal was to invite some vendors (like the ice cream truck or a foodie truck) that people could come down to.
  - Ralph Smith would like to have it at Castlewood Park.
  - Tim O'Neil suggested an adult theme idea at each park. Scott Dukate suggested that maybe the Deeded Restrictions Committee could setup a table to talk to people about the need for updates.
  - There was also some discussion about having some type of walk / run around the lake.
  - Dennis Blain suggested that we take some of the money from the Park Renovations budget to fund this concept.
  - It was suggested that they advertise some of these ideas during the Annual Meeting.
- Ralph Smith - Bayview Shores ask for a picnic table for the extra slab at Castlewood Park (it might have moved over to Southern Shores for Halloween and didn't make it back). He wanted to see another grill installed further down due to the number of people using the park. He's very happy with the changes that have been made.
- Wendall Sikes - Hill-n-Shores asked what the plans are for weed treatments this year. Tim O'Neil addressed that we will spot treat like last year and that we also received approval to do treatments in the Imperial Shores bay. Tim talked about using Clipper down in mouth of Goose Creek.

- Wendall Sikes also asked if we could talk at all about the active lawsuits. Bob Callison addressed that what you read in the Exponent tends to be one sided and doesn't do a fair job at relaying what the real issues are. Bob also gave a summary without talking about too many details. People need to understand the ramifications of constantly bring a lawsuit against the Association which have resulted in higher premiums and deductibles.
- Wendall Sikes went on to ask if we could look at getting a 3 foot easement at different parts around the lake to have a trail around the lake. He mentioned specifically a lot near the curve on Beechmont.
- Alan Montague - Royal Shores - Asked for more detail about the lawsuits. A few more examples were given without giving out too much detail. He went on to ask about the mooring of boats at our parks. He mentioned that he got a letter about it. We explained that the letter was an attempt to muddy the water once again by a small amount of people that don't want to see the Deeded Restrictions updated.
- 7:37pm

## **OFFICERS REPORTS:**

### **President's Report:**

None

### **Vice President's Report:**

None

### **Secretary's Report:**

- Approve Regular Board meeting minutes from 2/23/15
- Approve Executive Board meeting minutes from 2/23/15
- Approve Special Board meeting minutes from 3/16/15
- Coleen Crampton asked for a motion to approve the minutes. Dennis Blain motioned to accept the minutes as written, seconded by Tim O'Neil with Coleen Crampton being opposed, motion carried.

### **Treasurer's Report:**

- Review current budget status
  - Ron Phelps reported that everything is looking okay.
- Dennis Blain motioned, seconded by Coleen Crampton all in favor, motion carried.

## **OPERATIONS REPORTS:**

### **a. Maintenance**

- i. Discuss Monthly Dam Inspection - 5.5" to 6" of water flowing over the dam. All checks are looking good.
- ii. Discuss removing the stone from the Dam Spillway
  - i. John Gosinski talked about needing to have the stone removed by having it moved to the side at the base of the spillway. He thinks it will cost roughly \$200-300 to have it moved.
    - 1) Dennis Blain motioned, seconded by John Gosinski, all in favor, motion carried.
  - ii. The SME inspection will be next month which insurance requires every 5-years.
- iii. Discuss Frozen Sewer Line issue / possible permanent fix
  - i. John Gosinski suggested that should attempt to get a permanent solution to prevent future freeze ups.

- ii. Tim O'Neil asked if we have a quote - the answer was No.
- iii. We should get quotes and table it for now.
- iv. Discuss Office Air Conditioning Unit / possible replacement
  - i. We had 3-quotes last year for roughly \$2300, \$2378, \$2693 for Air ONLY. There isn't a problem with the furnace. The bids were discussed and Coleen Crampton motioned to pick the Clarklake Heating & Air Conditioning quote, seconded by Ron Phelps, all in favor, motion carried.

**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.

**c. Committee Reports -**

**i. Building Control Committee Approvals**

(0) House, (0) Garages, (0) Addition, (0) Decks, (0) Fences (0) Covered Porches

**d. Miscellaneous**

- i. Bryon Gough would like to address the Board regarding the Irish Hills Lake & Home Tour for 2015
  - i. Bryon had a letter of intent from Cindy Hubbell -
    - 1) Bryon thinks that we wouldn't see more than (5) vendors
    - 2) 10am to 7pm on Saturday
    - 3) 10am to 3pm on Sunday
    - 4) After much discussion, Dennis Blain motioned to accept all the bullet points in their proposal, seconded by John Gosinski all in favor, motion carried.
  - ii. A group of members would like to propose new activities for 2015
    - i. Covered during the Open Discussion.
- iii. Discuss status of the house on Cement City Road
  - i. Discuss the pending offer - it fell thru due to the Flood Insurance requirement by FEMA
  - ii. Discuss the Survey status
    - 1) The application is being filled out and will go to the township next week. The split is completed by surveyor that will break Goose Creek off from the current survey. The creek bottom will be added to the unplatted property owned by LCPOA.
  - iii. Discuss whether or not we need to relist the house with a realtor
    - 1) Bryon Gough said he would want to tour the house and work up a competitive analysis.
- iv. Review / Approve the annual Fertilizer / Pest Control bids
  - i. The bids were not equal between vendors.
  - ii. After much discussion, Coleen Crampton motioned that Tru-Green does (2) fertilizing treatments and Renegade Pest Control does one pest control treatment after providing proof of liability insurance coverage, Paul Bates seconded providing Tru-green keeps the same price for just doing two fertilizer treatments. All in favor, motion carried.
- v. Discuss the Dredging Project
  - i. Mike Morphey, the designer for the project asked for a status update.
  - ii. John Gosinski reported that Earl Brown offered to take the dredging spoils for free but he is in the next county across Cement City Road.
  - iii. We need to sell off the house and/or a portion of the Pierson property to recover our funding to allow us to proceed with this project.
- vi. Discuss the Annual Picnic
  - i. Coleen Crampton reported that she called (17) vendors seeking bids but many of them didn't want to submit a quote.

- 1) She proposed that Jerry from Grady's would love to do it but has a commitment that weekend and is willing to lend us his equipment. Aggies Sports Bar would do the cooking as one option.
  - a) Coleen was planning on (300) hamburgers and (300) Hotdogs with extra hotdogs on hand. The Association would provide the potato chips, paper plates, napkins, pop, water and ice. Coleen also proposed that we don't do candy and juice boxes this year.
  - b) John Gosinski asked that we check with Clark Lake Golf Course again.
  - c) Todd Soper offered that music by Todd and Dave is available for the same price as last year.
    - i) Dennis Blain motioned to proceed with having Todd and Dave for the music, it was seconded John Gosinski. All in favor, motion carried.
    - ii) After much discussion, additional research will be conducted on the food portion of the event and will be discussed at our next meeting.
- vii. Discuss Director and Liability Insurance
  - i. Bob Callison reported that the premium for our Director and Liability Insurance has gone up about 25-30% and the deductible went from \$1000 to \$10,000 due to all the litigation.

#### **OLD BUSINESS:**

- a. Need to revise a past motion on the Convenience Fee for Credit Card usage
  - i. It needs to change from a \$12 fee to a \$10 fee
    - i. Motioned by Coleen Crampton, seconded by Dennis Blain, all in favor, motion carried.
- b. Todd Wanty talked about the Fish Study
  - i. Todd provided a summary handout to each board member and will get us the entire report in PDF format so we can post it to the Website.
  - ii. In summary, the lake is de-stratified, typically you have warmer waters at the top and colder water at the bottom. We don't have a big delta between those numbers which translates to low oxygen levels below 20' in the lake.
  - iii. He doesn't recommend that we put new walleye in the lake as they would have problems surviving.
  - iv. We have too many white bass that are a predator and should not be thrown back in. We also have too many Carp.
  - v. We need members to cut down on fertilization and encourage more green belt areas if possible to prevent run off from the lots.
  - vi. We should encourage our members to not put their boats in the water after coming back from a different lake without washing it down well.

#### **Adjourn**

Motioned by Dennis Blain to adjourn at 8:55pm, seconded by Tim O'Neil all in favor, motion carried.