

# **L.C.P.O.A. MEETING MINUTES** Monday, June 22, 2015 - 7:00pm

## **Pledge of ALLEGIANCE:**

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

**Board members Absent:** Ron Phelps

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

- 7:04pm
- Des Dukate - 106 people showed up at the first event. Had several people sign up for the boat parade. They have \$229 profit. Check the handout for more details. Talked about wanting to do the Movie in the park as the next event. Check into Waverly, Castlewood, Bedford as possible parks. They could advertise it in the Columbian that is ready to go out. They could do paddle board yoga classes.
- Jack Boylan - Talked about mowing at Stephanie's property, cars on the lot. Lock missing on Hawthorne - more locks have been ordered. The ramp was open for about 3-weeks.
- Jeff Knapp - Holiday Shores II - talked about the playhouse. Several board members don't have a problem with the playhouse he is building but asked him to seek a letter from the township if they feel he needs a permit. (The office has since received feedback from the Township that this playhouse is not in violation).
- John Minor - Asked a question about his needing a permit to update his deck - since he wasn't changing the stringers, the answer was NO.
  
- Closed at 7:54 pm

## **OFFICERS REPORTS:**

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

- None

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

None

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

- Approve Regular Board meeting minutes from 4/27/15
- Approve Executive Board meeting minutes from 4/27/15
- Approve Organizational meeting minutes from 5/5/15
- Approve Special Board meeting minutes from 5/4/15
- Dennis Blain motioned to approve all of them with two minor changes, seconded by Coleen Crampton, all in favor, motion carried. (Revisions were made on 6/23/15).

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

- Review current budget status
  - Robin Schoeck reported out on Ron Phelps behalf
  - The park budget will be coming in Over budget for the following reasons:
    - Pea gravel/sand needed at Somerset and Bedford ~\$1600
    - Anchoring boat ramps ~\$700
    - Painting the bath house, playground equipment and bollards ~\$1600
    - Asphalt went up 3% this year
    - The Dam Inspection is scheduled for this Friday - not sure if we will need to add the additional stone or not.
    - Some of the fencing is still pending a sale which will bring some money back in.
    - Had to put a new well pump in at Karen Court
  - Dennis Blain motioned to accept the Treasurers report, seconded by Paul Bates, all in favor, motion carried.

## **OPERATIONS REPORTS:**

### **a. Maintenance**

#### **i. Discuss Monthly Dam Inspection**

1. Robin reported the dam is fine - water is still flowing over the top.

### **a. 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.**

1. Discuss a members play house on the corner of Hawthorne and Diversy.
  1. Visually, it appears to be encroaching on the front and side lot setbacks.
  2. John Gosinski said that in a conversation with the township, they didn't show any concern.
  3. Bob Callison mentioned that the advice conflicts with past rulings he received from the Township on other projects
  4. The owner - Jeff Knapp will check again with the township and ask them to provide a letter of acceptance to the Association for us to give a final ruling.
2. Coleen Crampton expressed concern about a complaint from Cindy Steele where an incident down near the south channel occurred. The member would like more board attention given to that area.
  1. After a lot of discussion, Tom Brown a neighbor down there added his thoughts about the issue and is requesting the board get moving on the dredging.
  2. Coleen Crampton asked if we could have the Engineering Company come back and talk to the members so all the questions can be answered. She also requested that the entire board attend with the meeting happening no later than September.

### **b. Committee Reports -**

#### **i. Activities Committee Update**

1. Status update - covered in Open Discussion at the beginning of the meeting.

#### **ii. Building Control Committee Approvals**

(0) House, (1) Garages, (1) Addition, (2) Decks, (0) Fences (0) Porch (0) Dock

### iii. **Park Committee Update**

1. Status update on current parks (Somerset & Southern)
  1. Covered during the Treasurers report
2. Status update on vandalized locks at several parks
  1. All have been fix - Waverly (twice), Somerset (twice), Kelly (once)
  2. It appears that someone is purposely damaging / vandalizing them
  3. We currently have two spare locks
  4. A member on Camelot complained about some dead trees on the Stump Bay Island. Dan Bush will cut them down

### iv. **Recorded Restrictions Committee Update**

1. Status update by Harry Breniser
  1. When should the vote happen - they are thinking May-July 2016
  2. They thought they would have to make copies of the deeds to find out who all the owners of record are. We don't need to print them per Doug Alexander.
  3. Generally, Harry is finding favorable support in the smaller shores
  4. They are coming up with FAQ's that could be posted on the Website.
  5. They would like to hold some Informational meetings
  6. Finally, they would possibly need some budget in the future to help support this effort.

### c. **Miscellaneous**

- i. Update on the Cement City House from Bryon Gough
  1. We were two days away from the closing however, the inspection showed some mold in the attic (which we said we would fix) but the buyer backed out.
  2. We have another offer on the table and we are going to counter offer from page #2 of the proposals presented by Bryon. We will also have the mold issue addressed up to \$2200 next week.
  3. Our Counter Offer would include them removing their contingency and our first right of refusal.
  4. Motioned by Coleen Crampton, seconded by Paul Bates, all in favor, motion carried
  5. Talked about the Pierson Property and getting it listed
    1. We need to setup a trip for the board to walk the property and further discuss some options that may help the future sale
    2. The issue was tabled for now
- ii. Discuss weed / algae treatments
  1. There is an article in the next Columbian that discusses the algae problem
- iii. Discuss members "helping at parks"
  1. We need members to not spread weeds and algae all over the park for the purpose of drying it out. This is only happening at the Little Bedford park currently but it is causing problems with neighbors as well as the mowing crew. Bob Callison will attempt to talk with those involved.
- iv. Discuss Security options
  1. After much discussion, no action was taken at this time.
- v. Stump Bay island update
  1. Discussed earlier in the **Park Committee Update**, item 2.4
- vi. Big Bedford park - request for more "real" beach sand and the removal of the weed barrier
  1. Discussed earlier in the **Treasurer's Report**

- vii. Annual Picnic plans
  - 1. Dominick from Clark Lake Golf Course stopped in to confirm quantities for food items and setup a rain date. The office handled the request.
- viii. Goose Round-up
  - 1. Has been cancelled by the DNR for all of southern Michigan due to the Bird Flu.
- ix. Discuss the merits of keeping vs selling the Zero-Turn Mower and 3-Point Finish Mower
  - 1. There wasn't much discussion, everyone said "just sell them", they are only getting older.
  - 2. We agreed to advertise them on Next Door and via the Brooklyn Exponent via sealed bids to the office. They will be listed for a two week period.
- x. Discuss a garbage pick-up issue.
  - 1. A member or two listed as "Members not in good standing" came into the office asking if they could extend their garbage pickup for a discounted rate until their remaining balance was paid by the end of June. The office staff approved the request but the Board disagreed when they learned of it. The issue has been taken care of.
- xi. A letter from a member was read but further clarification is needed before a response can be sent.

#### **OLD BUSINESS:**

#### **Adjourn**

Motioned by Dennis Blain at 10pm to adjourn, seconded by Scott Dukate, all in favor, motion carried.