

LCPOA MEETING MINUTES
July 27, 2015 – 7:00 P.M.

**Board Members in Attendance: Tim O'Neil, Coleen Crampton, Ron Phelps, Robin Schoeck,
Scott Dukate, Dennis Blain, John Gosinski**
Board Members Absent: Paul Bates

OPEN DISCUSSION:

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Ed Greskowiak: Wants to see old fence, cement slab at Castlewood Park removed, and move the trash can closer to the bath house. Park Committee advised him that the old fence and cement slab will be removed when the new fencing is installed.

Dennis Scott: Kids are jumping and diving from dock at Castlewood, would like a gate or barrier at end to prevent diving. Advised that “no diving” signs are on dock, but will look into other alternatives. Putting a barrier at end would not stop diving, and has caused problems in the past.

Trish O'Shea: Dock at Karen Court is too close to swimming section, asked that it be moved to old location to the North. Board members agreed that the location is not ideal, but explained that too many rocks are in water to move to the North area and they would like to have rocks removed. The DEQ will have to be consulted to move the rocks.

Mike Olszewski: Sand at Bedford East should be located closer to the sandy beach area. Tim Oneil explained that the truck driver put it in the wrong location in error. Mike also asked that fence openings in a section of the park be removed as promised earlier. Dennis Blain explained that the slats were not removed due to litigation with Township, however, plans for the fence openings are still planned.

Bill Elsassor: Asked of possibility of installing a gas station on the lake for the boaters convenience. Asked of putting a zip line from Riviera park. Both suggestions were discussed, liability issues would not make it feasible. Bill asked about an unkempt property in his neighborhood, John Gosinski has already spoken with the Township about the property and they are looking into it.

Ralph Smith: Spoke about the success of the July picnic. Ralph also suggested that the picnic be moved to Castlewood park next year.

Debbie Royal: Grand Pointe sign is missing, told that new sign is ready to be installed. Also complained of overgrown lot, was asked to fill out complaint so office can send a letter to the owner. Scott Dukate said that a volunteer group is being formed to help with maintenance issues for those owners who may need them.

John A Dale: Asked about progress with web link for Deed Restriction Committee to handle questions and suggestions. Board will check into progress of link from the LCPOA website and will advise the Committee.

Al Hetke: Questioned ongoing litigation regarding election litigation. He was informed that the litigation is still pending. Bylaws, insurance, and other information was discussed between members and board. Matters of verbiage in judgment are being discussed between the litigants. More information will be available when the case is finalized.

Rob Shelby: Wanted to know if we will be addressing write in candidates in the bylaws. He was told that our bylaws will be updated and clarified in the near future and comply with the new Corporate Laws effective in 2015.

OFFICERS REPORTS:

President – None

Vice President – None

Secretary – Robin Schoeck asked for approval of the minutes of June 22, 2015 and July 13, with two minor word corrections which have been emailed to board. Dennis motioned to approve with a 2nd from Tim O'Neil. All in favor – motion carried.

Treasurer – Ron Phelps reported that the budget is on par at June 30th. Trash provider has asked for fee increase of 2 percent as a result of CPI. Ron plans to review Grainger and get more details regarding the increase on the remainder of contract. Motion made by Coleen Crampton with 2nd by Tim O'Neil to approve. All in favor – motion carried.

Bryon Gough (ERA Realtor): reported that the house on Cement City Road is expected to be sold and closed within the next couple weeks, pending water test. Bryon also looked at the high portion of the Pierson Property to possibly list for sale. He suggested possibly clearing a portion of the lot to allow a lake view to make the property more appealing. After discussion, John Gosinski motioned to allow a maximum of \$2,000.00 for cutting of trees on the lot to open the view of lake. Seconded by Dennis Blain, all in favor, motion carried. John also motioned to list the property with Bryon for \$59,900, seconded by Dennis Blain, all in favor, motion carried.

Bryon also reported on the vacant lot on Hawthorne Drive that a member may be interested in purchasing. Bryon offered to handle the transaction for a \$1,250 fee if we find a buyer directly. Motion to list the property for sale on our website for 30 days at \$64,900 by John, seconded by Scott. All in favor, motion carried.

OPERATIONS REPORTS:

Dam Inspection:

- Robin Schoeck reported monthly inspection is fine.
 - John Gosinski said that we are still waiting for the full inspection report from SME.
- Waiting for bids for planned improvements to shoreline. Fence at bottom of spillway is damaged, getting bids to repair.

Complaints/ Comments/Communications:

- Folder containing complaints was passed around to Board for review. Ed Ponagai discussed his letter about member notifications. Owner notification responsibilities will be addressed further with bylaw revisions.

COMMITTEE REPORTS

Activities Committee:

- Motion for extending park hours to accommodate Movie Night in Castlewood Park on August 1, 2015 made by Scott Dukate, seconded by Dennis Blain, all in favor, motion carried.

Building Control Committee:

- Two additions and one deck was approved.

Park Committee:

- Adding a volleyball court and pavilion to any parks will be considered with next year's budget. John will check with the authorities regarding moving rocks from Karen Ct. park and placing them on the narrow portion of Somerset Rd. where the shore is eroding.

Deeded Restrictions Committee:

John A. Dale and Dave Stout reported that they were having difficulty locating property owners by deed, and discussed costs associated with the task. They are seeing support in updating the deed restrictions. A suggestion was made that a list of possible deed restriction problems should be combined with any notifications regarding changes in the voting procedures.

MISCELLANEOUS

- Coleen Crampton requested that the Engineering Company responsible for dredging be allowed to make a presentation to the new board members as well as all LCPOA members to inform them of the facts. It was suggested that a presentation could be held after the next Annual Meeting where more members would be in attendance.
- The rock from Miller Elementary will be moved to Southern Shores Park, quotation for moving will be emailed to Board Members.
- Tim O'Neil will purchase new swing set for Kelley Road Park from Midwest recreation not to exceed amount of insurance recovery. Tim will also look into swing repair at Bedford East and Southern Shores.
- The Zero Turn mower and finish mower were both sold to highest bidders.
- Motion made by Robin Schoeck to adjourn at 10:05 PM with a 2nd from Dennis Blain. All in favor. Motion carried.