

# **L.C.P.O.A MEETING MINUTES** Monday, September 28, 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):**

Ed Greskowiak, Bayview Shores - Wants to put 2 evergreens on back of Bathhouse next to street & volunteered to help. John Gosinski explained how we are waiting for the Township issue to settle so we can do everything at the same time so we don't have to change it after we put them in.

Pat Breniser, Bayview Shores - What is the status of Fence Lawsuit? We are in a holding pattern waiting for attorneys to communicate.

Alan Montaque, Blakely Shores - What is the status of dredging? We are waiting until we sell the Pierson property so we can build up the dredging fund again. He also wants to put stones to stop erosion (break wall on Somerset).

Jack Boylan, Holiday Shores - Wants to buy a boat lift from the Kinder family and was upset that the office wouldn't give him their contact information. The Board explained to him we are a private organization and most members don't want their private information given out to others. He was told he could get them information from the Township or on line from the Jackson County GIS.

Ralph Smith, Bayview Shores - What is the status of harvesting the Walnut trees on our property by the dam? Robin said she will check on harvesting with the people she was in contact with a few years ago. Mike talked to Tri-County Lumber and got a price of \$3,000 to let them harvest 8 trees, 6 of the 8 were on our property (\$3,000 is profit after clean-up). Ralph also wants to know if a dead tree on the main island can be cleaned up. We said we would look into it since there was another one on the Stump Bay Island that needed looked at.

Harry Breniser, Cambridge Shores - If township grants permits for fences is the plan to put up the fence from one end of the park all the way to the other end of Castlewood? Tim answered that the plan was to follow the template of the other parks that have already been updated except we will be leaving openings to enter and exit. John said he believed the plan was to have 6 openings. We are on hold though until we get answers from the township.

Larry Dupuie, Holiday II - Will we ever be getting guards for Waverly Park? He sees a lot of people launching boats without decals. The board explained to him that we have 9 ramps & if we only get a guard for that ramp, these people will just go to another ramp to launch &

the cost to have a guard at each ramp is not financially feasible. We can look into putting more money towards it on next year's budget.

Mr. Dupuie's 2nd question was about dealing with the gravel at the entrance of Waverly Park. John Gosinski asked him to leave his number with the office & he would get in touch with him. John said he would check with Kristy Bellfy from R & L Trucking to see if there was any topsoil left from the work they have been doing. The suggestion was made by Dennis Blain to put the dirt we take from next year's park improvements and put it at the roadway entrance so we could grow some grass where some of the gravel is.

Pat Breniser, Cambridge Shores - Wanted to know about the boat rental policy & how it worked. She did not think we allowed Rental Boats on the lake. The policy was distributed to all who were at the meeting so they could take a look.

Mrs. Breniser's 2nd question was that she wanted to know if the signs regarding park hours were going to be put up at Castlewood and that a swing needed repaired at the park as well. She was told it was supposed to happen last month but we just ran out of time to install the signs so we will be getting it done this month. We will also look at the swing.

Coleen Crampton wanted to change the monthly meeting format to allow members to speak during the Closed Session. She wanted to allow members to speak if they raised their hand and were called on. Dennis Blain had concerns that the length of meetings would be too long and would hinder the board from getting necessary work done. Consensus was that the board was already letting members speak within reason.

Open session discussion ended at 8:06 pm

#### OFFICERS REPORTS:

President:

Coleen read the "Make A Wish" letter to the audience.

Vice President: None

Secretary:

Mike Olszewski asked for approval of the minutes of August 24, 2015 meetings and the Organizational Meeting Minutes from August 23, 2015.

Scott Dukate motioned to approve the Regular, Special & Organizational Meeting Minutes, seconded by Ron Phelps, all in favor, motion carried.

Robin Schoeck abstained from approving the Minutes from August 24, since she wasn't at that meeting.

Treasurer:

Ron Phelps reported as of August 31, 2015, the Lake Columbia Property Owners Association had total assets of \$1,606,636. The cash on hand as of 8/31/15 was \$680,100 of which \$379,900 is marked for Lake Management Reserve. This is an increase of \$68,700 from the previous month primarily due to the sale of a lot for \$117,629.99. Granger lead expenses with a Trash expense of \$20,060, followed by

park maintenance and seawall repairs totaling \$12,780 and our PLM weed/lake control of \$5,585. The year to date expenses are on par with the 2015 allocated budget.

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

## OPERATIONS REPORTS

### MAINTENANCE:

- Robin Schoeck reported the monthly inspection is fine
- John Gosinski reported we are waiting for DEQ to issue permit to finish repairs.
- 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.
- New owners next to Nottingham Park would like us to trim the limbs that are hanging over on their property. We will contact tree trimming company and it will go onto next year's Park Budget.

### COMMITTEE REPORTS:

#### Building Control Committee Approvals:

- 2 Houses were approved

#### Park Committee Update:

- Scott Dukate will coordinate cleaning up weeds & leaves at the Parks. 12 families have signed up to date. If interested in helping with cleanup people can contact the office with contact information and Scott will contact those interested to let them know of specifics the last week of October. The plan is to do this the 1st weekend in November.
- Bidet removal in the women's restrooms are not feasible at this time. We will look at replacing them with a regular toilets when they need to be replaced.
- Where we will be putting a pavilion will be up to the Parks Committee. It will be discussed after the 2016 budget is finalized.
- Tim O'Neil is meeting with Midwest Recreation to let them know where to put the replacement Swings at the Kelley Road ramp park.
- Mike Olszewski asked how to request an additional piece of play equipment at a park. He has had requests to have a merry-go-round put in at Big Bedford. Dennis Blain & Tim O'Neil explained they wanted to finish all of the parks before they revisited one that was already finished. After they finish with all of them they will go back and add more.
- Coleen Crampton said she received a call from Chris Kutyna just before the meeting today asking why the buoys have been removed so early this year. Scott Dukate explained that the water gets extremely cold if we wait much longer.

#### Food Drive Update:

- Coleen Crampton reported that donations seem to be down but has confidence that they will pick up during this last week. Dennis Blain motioned to donate \$100 to the food bank on behalf of the winning side seconded by Scott Dukate. All in Favor, Motion carried.

Deeded Restriction Committee Update:

- Dave Stout reported that they will be reconvening October 6 after the summer.

MISCELLANEOUS REPORTS:

Pierson Property:

- We are waiting for leaves to fall so we can get a better look at what needs to be trimmed
- Deal regarding sale fell through. Bryon Gough suggested we get the trees trimmed, since it will improve the chances of a sale.

Boulder:

- Miller Elementary Boulder was moved to Southern Shores Park
- Smaller boulder was moved to Somerset to help keep vehicles from backing over Grinder Cover. We still need one more & John Gosinski & Dennis Blain think they know where to get one.

Dan Bush Project Quotes:

- All of his quotes were fine and under \$1000 so we did not need to approve them.
- John Gosinski will get quotes for Brush Removal at the Dam from Rappleye

By-Law Committee:

- Coleen Crampton wanted to put Dave Stout in charge of the committee. Bob Callison from Bayview Shores was concerned if we wait too long and give it to a committee, that we will have issues with the next election as well. Robin Schoeck has already contacted Steve Guerra, an attorney from the same firm Doug Alexander was from, and was told they were putting something together to send out but we haven't gotten anything to date. Robin will be checking into getting another attorney on this if we don't hear from them shortly.

Watercraft Rental Policy:

- Tim O'Neil motioned that we take out paying by credit card in the policy and replace with pay by cash only, seconded by Robin Schoeck. All in Favor, motion carried.

Action List:

- Coleen Crampton suggested we create an Action List which would go out to each board member shortly after each meeting. The list will contain the actions that need to be completed and which board member responsible for accomplishing the action.

OLD BUSINESS:

- John reported that Dan will be removing the docks within the next 2 weeks & will also be checking the chains and eyebolts.

Dennis Blain motioned to adjourn at 8:45 pm, seconded by Tim O'Neil, all in favor, motion carried