

L.C.P.O.A MEETING MINUTES Monday, February 22, 2016 - 7:00pm

Meeting called to order at 7pm

Pledge of Allegiance

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

Board members absent: None

COMMITTEE REPORT FOR ACTIVITIES COMMITTEE:

Desirae Dukate handed out a list of dates for activities for the year (more information for each activity will be posted on the Website & in the next Columbian)

- Welcome Back Kickoff - Beach Bar's Back Room - Appetizers (first come, first served) & Cash Bar - Saturday, June 11, 7pm
- Standup Paddleboard Yoga, all 10am, June 25 at Big Bedford Park, July 30 at Karen Court Park, Aug 27 at Castlewood Park
- Food Truck (Time & Park TBA) June 18 & July 16 (General Liability Insurance form was handed in for Vendor)
- Pallet Painting in the Park, June 23 (Rain Day June 30, \$30/person-10% goes back to Activities Committee)
- Light Up the Night - Weekend of Aug 19-21 - Band at Island & Movie Night at Castlewood Park, August 20
- Fall Festival October 15, 3pm-6pm, Southern Shores Park
- Christmas Light Competition (Prize money will be awarded)
- Ice Skating Winter Fun - January 2017
- Bus to Casino 2017 - February 2017

They will have flyers for the May meeting as well. Desirae stated the committee will need approximately \$400 from the board to fund these events. This amount has already been budgeted for.

MISCELLANEOUS: (Annie Hoover asked to be moved to the beginning of the meeting)

Annie Hoover would like to get the board's permission to set up a period of 4 days, June 23-26, that HGTV can come in and do an episode for the TV Show, Lakefront Bargain Hunting. They will be focusing on Rich Liebich and his family's purchase of his home here at Lake Columbia. It will showcase our lake and the area, giving us some good exposure. It should be a pretty unobtrusive event and they will only need to bring in 7 people with no big trucks. Annie will need us to sign a release giving them permission to do this.

The board gave Robin permission to send the release to our attorney to look it over to make sure there are no problems.

Open discussion began at 7:20 (members):

Bill Elsesser, Riviera Shores - asked if anyone had any knowledge about the township's new proposed ordinance regarding only storing 1 trailer on your property. John Gosinski stated that he had heard that the township did want to put these new proposed ordinance through and that people should band together and go to a meeting to state their opinions for or against these proposals if they would like to have them changed.

Bill Elsesser also asked if we were planning to deal with the weed treatments as we have in the past. John Gosinski explained to Mr. Elsesser that our weed treatment company will do an assessment of the lake after the ice thaws and then give us his recommendations and treatment schedule. This assessment usually happens in April sometime.

Richard Taylor, Southern Shores - asked about the lamp post lawsuit settlement. Was it settled and for how much. Coleen Crampton stated we did not spend any money on this other than attorney fees to defend ourselves, we also did not receive anything. It was settled and the lamp post was removed.

Richard Taylor also asked about sheds - particularly the one on Hewitt. About 10 years ago he asked if he could put a shed up on his extra lot and was told no, the deeded restrictions said he could not. He did not put one up then and has noticed 12 sheds have been put up in the past 5 years. Dennis Blain explained the one on Hewitt is a playhouse. John Gosinski stated the township has approved it and others like it because it is considered a playhouse. The proposed township ordinances say a permit is not required for a structure that is no more than 200 square feet (the old ordinances say no more than 400 square feet). The township, county and state requirements all trump our restrictions. Robin Schoeck stated this is one of the reasons we need to change our Deeded Restrictions because our restrictions simply say "structure" and does not specify what is considered a "structure". Some people may consider dog houses, pump houses, playhouses & greenhouses a structure. We really need to narrow down our Deeded Restrictions.

OFFICERS REPORTS:

President: None

Vice President: None

Secretary:

Mike Olszewski asked for approval of the Regular Minutes for January 25, 2016
Dennis Blain motioned to approve the January 25 Regular Meeting Minutes, Coleen Crampton 2nd, Ron Phelps and Robin Schoeck abstained, everyone else was in favor, motion carried.

Mike Olszewski asked for approval of the Confidential Minutes for January 25, 2016 .
Dennis Blain motioned to approve the January 25 Confidential Meeting Minutes, John Gosinski 2nd, Ron Phelps and Robin Schoeck abstained, everyone else was in favor, motion carried.

Treasurer:

To clarify last month's Treasurers report that was tabled, Ron Phelps stated that the number that was missing from Membership Dues under Revenue at the top of the Income Statement is just a projected number from what we believe it will be and is divided by 12 and entered every month so we can get an idea of whether we are spending more than what we are bringing in. No one else could remember any other questions.

Dennis Blain motioned to approve the January 25th Treasurer's report. Scott Dukate 2nd. All in favor, motion passed.

As of January 31, 2016, the Lake Columbia Property Owners Association had total assets of \$1,328,153. The Cash on hand as of 1/31/16 was \$657,270 of which \$379,900 is marked for Lake Management Reserve and \$109,784 is in reserve for the Dam. Our Cash on Hand decreased by \$28,952 during the month of January primarily due to the Granger Trash expense for the month of \$18,087. Administrative expenses totaled \$7,525 for payroll, taxes, utilities and postage and \$3,150 was paid to Aymond, Lozier, & Arora for November legal fees dealing with the fence lawsuit and the Scollard lawsuit. Collection fees totaled \$2,342. There were no other significant expenditures for January.

While preparing invoices for 2016 membership, it was noted that we may need to update our accounting software. Our current version of Peachtree is from 2009 and no version of this currently exist or is supported. Peachtree has migrated to SAGE 50. We will be looking into the upgrade to Sage 50 due to the lack of support for our current Peachtree accounting software. This may also involve computer hardware/software upgrades as well.

Dennis Blain motioned to approve the February 22nd Treasurer's report. Robin Schoeck 2nd. All in favor, motion passed.

OPERATIONS REPORTS

A. MAINTENANCE:

1. Dam Inspection OK. We lost the sign telling people to keep off the dam this month. It blew out on the ice, so we need to have a new one made up.
2. Pest Control, Renegade is doing the Pest Control for the office & bathhouses.
3. Upgrading Peachtree accounting software was discussed in the Treasurer's Report.
4. Coleen had about 6 complaints about Granger not putting lids back on cans & putting cans in the middle of people's drives. We had no complaints at the office.

B. COMPLAINTS: Log was passed around to board members

C. COMMITTEE REPORTS:

A. **Building Control:** None

B. **Pavilion Quotes:** We had 4 quotes with 4 different sizes prices ranged from \$12,337.60 for the 20' x 20' to \$24,135.32 for the 30'x 40' size all quoted had Metal Frames with Metal Roofs, the 2 smaller ones had 8' eaves & the 2

larger ones have 10' eaves. John Gosinski asked Tim if he could get them to give us a price to place 2 brackets inside so we can hang lights in it. Dennis asked if the manufacturer could also give us a price to roof the bathhouse with the same material as the Pavilion roof. If we don't put the tin roof on the bathhouse we can see if we can have the bathhouse roofed with the same color. Tim will get prices for us for these extra items.

Scott Dukate Motioned to approve the 24' x 30' Pavilion. John Gosinski 2nd, all in favor, Motion carried.

- C. **Amended & Restated By-Laws:** Robin asked if everyone read through all of the changes and if there were any comments or questions. Coleen wanted a clarification on Page 6, Section 9. Proxy and Absentee Ballot Restrictions: If someone comes in to the office and asks for a Proxy or Absentee Ballot for their neighbor, can we give one to them? Robin stated it had to be at the Member's request and each member can only receive 1 Proxy or Ballot. All Ballots or Proxies need to be turned into the office 5 days prior to the actual vote.

Coleen also has an issue with Page 9, Section 7. Vacancies: in the second to last sentence, she would rather see the word "shall" instead of the word "may". She feels that if anyone from the vacant shore applies for the position they should be chosen over the person who is not from that shore. Provided they are a member in good standing.

Scott Dukate Motioned to approve the "Resolution and Amended and Restated By-Laws" dated February 22, 2016. John Gosinski 2nd, all in favor, Motion carried.

D. MISCELLANEOUS:

1. **Guest Policy:** A member from Holiday I sent a complaint to the office and to Robin Schoeck about a neighbor who is giving permission to someone who is not a member to use her property to access the lake for ice fishing in front of her house. Discussion was tabled till next month so we could do some research to see if we had a guest policy on file.
2. **Goose Nest Destruction:**
Dennis Blain Motioned to do the Goose Nest Destruction and the Mute Swan Nest Destruction this year, provided the DNR allows us to do this as well. Robin Schoeck 2nd, all in favor, Motion carried.

OLD BUSINESS:

Action List

- Waiting for weather to clear to finish putting the signs up at Castlewood, putting the pilings in at the ramp at Somerset Park, repairing the hole in the bathhouse at Big Bedford & the Dam repairs.
- Mike has a fence quote from Allen Fence for \$1285 which includes replacing the current 85 foot of 6' fence that is 11.5 gage with 6' - 9 gage fencing. John stated he would like to see a drawing of what they will be doing, since the price seemed a bit low. Further discussion was tabled until the next meeting.
- Tim submitted more Pavilion quotes discussed in Parks Committee section above.

- DEQ dredging information - Coleen would like John to get us something in writing from the DEQ about how much they will allow us to dredge. If he can't get the info for her by the end of the week she would like the guys name and phone number.

Dennis Blain motioned to adjourn at 8:33. Robin Schoeck 2nd. All in Favor, Motion carried.

Signed & Approved 3-28-2016:



Michael Olszewski, LCPOA Secretary