

# **L.C.P.O.A MEETING MINUTES** Monday, June 27, 2016 - 7:00pm

**Meeting called to order at 7:05pm**

## **Pledge of Allegiance**

**Board members in attendance:** Mike Olszewski, Paul Bates, Robert Shelby, Dennis Blain, John Gosinski, Coleen Crampton, Thomas Stachnik, Ron Phelps, Dave Dahl

**Board members absent:** None

Robert Shelby Introduced himself as the new board president. He has been a member of the association since 1966. His main objectives are policies and procedures, checks and Balances dealing with projects and spending for the association.

## **Open Discussion:**

**June Jacobs- Royal Shores** She knows of 3 vacation rental homes on Archwood Cir with excessive amount of cars, loud noise, barking, bad language, asking her to unlock ramps to let non-decaled boats on the lake. Coleen answered and informed her that when we looked into it we found 3 cases where we went after rentals, we lost all 3 cases. Members were informed to call police when things get out of hand. Coleen talked to Chief Elwell he said they would come out if called and will issue a warning for the 1st visit and issue a citation for the 2nd visit. Dennis Scott said he called police repeatedly and eventually the owner sold the property. Much discussion followed.

**Ralph Smith-Bayview Shores** We need another garbage bin at Castlewood Park. We have a huge pile of seaweed we pulled out of the lake, it's been there for months, in the past the association would come and get it in the dump truck. Dennis Blain stated we quit doing that. John Gosinski explained in the past the homeowners in that area would call the office and set up a time to get the truck dropped off. Bob Callison offered to assist the homeowners in bringing the truck over there again. Discussion followed.

**Chuck Ponagai-Bayview Shores** everyday there are 5 or 6 cars at our park (Little Bedford) that don't belong there fishing, they come there every night. He also brought this up at the annual meeting. We pay for security patrol at the parks and we are not getting this. Much discussion followed. Andrea (office staff) reported she does security runs twice a week, at different times of the day, and has never seen anybody at that particular park. Shore director, Mike Olszewski walks by there all the time and has also never seen any cars there. John Gosinski asked if Chuck could call Mike when they are there so he could come take care of it. Mike asked if he had the authority.

**Alan Montague-Blakely Shores** wants to know why there are road areas that abut up to the lake that are not owned by the association. He was referring to a discussion about Jackson County Road easements and why we're not doing something to the shoreline on Somerset Dr. The shoreline is pushing back 2' a year. Discussion followed.

**Member on Karen court-Royal shores** what's the point of having stickers if we don't use them. It was explained that we can't make members get them and put them on, but we do check for decals in the parks.

**Member who didn't identify themselves** asked what are the check writing privileges? Robert Shelby answered that the treasurer, Ron Phelps, is authorized to sign checks. We are going to vote tonight on future authority. But as of right now, Bob Callison, Robin Schoeck and Peggy Warren (office staff) are also. Ron Phelps explained that he needs to bring a copy of board meeting minutes with a resolution, to each of our banks, to remove prior board members or to add new ones from any of our bank accounts. Discussion about current signers and accounts and debit card use followed.

**Harry Breniser-Cambridge Shores** asked how many signatures are currently required for a check? Robert Shelby answered you can set it up with one but he is proposing 2 signatures for each check. John Gosinski answered, right now there is only one signature required.

**Pat Cagle-Grand Pointe Shores** Do I understand that Robin is no longer on the board but she can write checks? May I ask why? Ron Phelps answered I just explained that we need a resolution to remove prior members, she was just replaced at the May meeting.

**Mike Raczkowski-Bayview Shores** Talked about Township ordinances and how the seawall at Big Bedford park caused erosion at his property.

**Bill Elsesser-Riviera Shores** Can we bring a police officer to the meeting?

Discussion followed.

**David McKay-Royal shores** Wants to know the status of dredging project. Robert Shelby answered that they are investigating into a meeting with the DEQ to set up a pre-application meeting to see what we will be permitted to do. Discussion followed.

**John Gosinski motioned to contact DEQ to set up a pre-application meeting and pay the \$100, Paul Bates 2nd, all in favor, motion passed.**

**Barb Blackie-Cambridge Shores** asked about proxy votes and By-laws, they are new to the association. Ron Phelps lives near her and will fill her in with any other questions she may have.

**Desirae Dukate-Activities Committee** gave an update that they had a great turnout at the Beach Bar for the Welcome back party. Over 100 people attended and they want to do that again next year at the same place. The pallet painting in the park was also a success. They had to cut off people at 50. They brought in their own tables so it was a lot of work, would like to purchase more picnic tables.

**Scott Dukate-Holiday Shores** suggested we put another pavilion lakefront for other activities such as Bingo on next years' budget. Much easier than moving the tables. Light up the night weekend starts with Movie night at Castlewood park Friday, August 19th at dusk, license to show the movie should be around \$300 but should be less than \$500. LCPOA picnic in the park will be Saturday, August 20th from 3-6 at Castlewood park. They are asking all lakefront owners to light up their houses or decks that weekend to make for some cool night time boat rides.

**John Gosinski motioned to allow Scott Dukate to buy the license they will need to show the movie in the park and we will reimburse him, Dennis Blain 2nd, all in favor motion passed.**

**Trish O'shea-Royal Shores** has a statement and a question. She was on the board for 8-9 years, we spent \$165,000 to \$175,000 on 3 studies on dredging then they didn't do anything. Robert Shelby answered that he wants the new laws from the DEQ. Her question, why did we put fences down to the water? She claimed we have riparian rights but we don't.

**Bob Thomas-Royal Shores** demanded an answer on riparian rights you shouldn't be arguing we should all know. Trish still demanded we do in the original Bylaw book from the 60's. John Gosinski explained the membership owns the bottom of the lake but as individuals we do not have riparian rights. It's in the Deeded Restrictions.

**Cindy Lena- Royal Shores** asked about trees cut down at Southern Shores, why were they cut? And under who's authority? And where did the wood all go? And who signed the check and why was it written on February 23rd 2016 and the invoice is dated March 3rd 2016? What was the scope of work? Robert Shelby repeated all of her questions. Discussion followed. John Gosinski answered that they motioned in the July 27th 2009 meeting to cut down dead trees and replace where need be. We have been trimming trees at every park we have done this all the way around. It was approved in the Park budget in February, was talked about in March and April meetings. At the annual meeting the whole board had the approved park budget in the packet. Consumers and ITC both cut trees down. Robert Shelby said he talked to ITC and confirmed they did work here. John Gosinski continued to explain that when they cut them down there was nothing left on the top of them, one tree had green left on it and that's still there. He had Peggy make up three checks ahead of time so she could have Ron Sign them before the work was completed. Two of the checks were for the Pierson property. Then it snowed before the contractor could finish. That was the delay. As far as where the wood went, John said he can lay his hands on 8 of the cut trees. Coleen restated that the minutes from April clearly state Mike Olszewski asked who cut the trees down on the lake side of the park? John explained then that Consumers and ITC topped some scrub cedars, an ash tree & a couple others. We cleaned it up. Robert Shelby asked if the \$975.00 was approved to cut trees. John Gosinski answered it was approved as part of the park improvements budget. Coleen Crampton explained how they were all given a spreadsheet with estimates of all the park improvements on it which included tree trimming and new trees.

**Hugh Feuerstein-Southern Shores** was on the board prior and homeowners near there wanted those trees cut but they never did it. He thinks it looks good. Thank you to the board for fixing up the park finally.

**Dave Gough-Southern Shores** In his opinion we do have board consensus. It was on the spreadsheet, everyone knew about it and to make it even more convoluted we have 3 people involved; our tree trimmer, ITC and Consumers. Do we know what it looked like after each went in there? No, so the trees are down, can we move on?

**Member who didn't identify himself** asked about erosion on the hill, Robert Shelby answered that the expert at ITC he talked to said by October the roots of the brush would act as a barrier and it should not erode and that we could spread some seeds if we wanted.

**Leonard Webb-Bayview Shores** I am fairly new here and I hate to say this but I feel like your beating a dead horse into the ground. We need policies.

## OFFICERS REPORTS:

President: None

Vice President: None

Secretary:

Mike Olszewski asked for approval of the Regular Minutes for April 25, 2016

**Dennis Blain motioned to approve the Regular April 25, 2016 Meeting Minutes, John Gosinski 2nd, Coleen requested a comment be added to a motion made in April, Bob Shelby abstained, all others voted yes, Motion carried.**

Coleen wanted it in writing that she voted no on the fence work at the dam at the April 25th meeting because there were no other bids, John Gosinski added there was another bid from Allen Brothers Fence from Mike.

Mike Olszewski asked for approval of the Executive Minutes for April 25, 2016

**Coleen Crampton motioned to approve the Executive April 25, 2016 Meeting Minutes, Paul Bates 2nd, Robert Shelby, Dave Dahl and Thomas Stachnik abstained, Remaining Board members voted in favor, Motion carried.**

Mike Olszewski asked for approval of the Organizational Meeting Minutes for May 2, 2016.

**Coleen Crampton motioned to approve the Organizational May 2, 2016 Meeting Minutes, Mike Olszewski 2nd, all in favor, Motion carried.**

Coleen Crampton wants it noted in the minutes that the person taking minutes at this meeting had to leave early and shortly after, the recorder got shut off somehow so all the discussion isn't noted.

Mike Olszewski asked for approval of the Special Meeting Minutes for June 6, 2016.

**Dennis Blain motioned to approve the Special June 6, 2016 Meeting Minutes, Thomas Stachnik 2nd, all in favor motion passed.**

Treasurer:

As of May 31, 2016, the Lake Columbia Property Association had total assets of \$1,728,709. The Cash on hand as of 5/31/16 was \$987,760 of which \$379,900 is marked for Lake Management Reserve and \$111,450 is in reserve for the Dam. Our Cash on Hand increased by \$30,840 during the months of April and May primarily due to payment of the 2016 membership dues offsetting expenditures for those two months.

The leading expenses for the month of April were the dam repairs of \$14,000 and Southern Shores Park expenditures of \$45,500 that included the Pavilion deposit, the work done on the lakeside parking lot, the walking path, basketball hoop and the off lake side parking lot. There was no billing from Granger in the month of April.

The leading expenses for the month of May were the Granger Trash expense at \$36,860 which included a double invoice due to not getting an invoice in April, Southern Shores Park expenditures of \$12,090 towards the pavilion and playground equipment, \$7,900 for the dam repair project, Legal fees for May were \$7,600 for work on the ongoing fence case, \$5,800 was paid to Baker, Eaton, & Owen for the yearly audit, and \$3,500 was spent on the new dock at Nottingham Park.

**John Gosinski motioned to approve the April 25th Treasurer's report. Coleen Crampton 2nd. All in favor, motion passed.**

Robert Shelby suggested the board at least vote on a Resolution that temporarily locks everything down that's not already in process, except for things like payroll, maintenance, utility bills, insurance and things. He's proposing he needs to put in place a committee that will be a procurement committee consisting of 2-3 people that have some experience in procurement but secondarily would be a facilities type person of senior leadership. He'd like 30 days to put together the committee to help bring policies and procedures in place for at least a starting point. Dennis Blain asked if the board will get to vote on this committee as a board? Robert Shelby answered, "meaning who is on the committee?" He stated that "he would like to work with the people he deems qualified, he would rather not have board members on this committee." This is not what Dennis was asking. "Will we get to interview and vote on volunteers?" Robert stated "he would rather have them vote on the results." There was discussion whether he could start his own committee without board approval. Coleen Crampton stated "it's in the Bylaws, he does have approval". "We are going to make a presentation to you in the July open meeting, hopefully 5 days before the next meeting we're going to hand out a packet to the board so they can study it." John asked, "Will it affect the ongoing park improvements at Southern Shores? We have concrete going in tomorrow." Robert answered that, "It was already approved and wouldn't be affected." John stated we have a couple other safety issues that are on the agenda. Bob Shelby stated he is proposing a resolution that requires 2 check signers for everything and no debit card use. We will bring the process with this package for current board and all future boards or until the board changes, President and Treasurer are the 2 signers on every check although in the first month he doesn't think we'll see doing the check signing once a month but I think you're going to see this process come back with this resolution I'm not for giving anybody advance dollars unless it's for materials, all he knows is this is pretty loose. Discussion followed. All new projects will be suspended. Payroll and recurring fees will continue at this time. All recurring expenses will continue at this time. Dennis asked about positions changing every year, discussion followed. John Gosinski agreed with 2 signatures however since the president isn't always around we should add a 3rd signer. Talked about who to add and an emergency policy will be put in place. Discussion about the once a month payments.

Mike Hauer stated he would like to volunteer for the committee, Coleen asked if he had experience and he said yes I do.

**Ron Phelps motioned to have 2 signatures on every check with 3 authorized signers, John Gosinski 2nd, a lot of discussion followed, no vote was done, motion died.**

**Robert Shelby reworded the motion after much discussion, resolution to add 2 primary signers President (Robert Shelby) and Treasurer (Ron Phelps), Secretary (Mike Olszewski) as secondary signer when one of the others mentioned are unavailable Coleen 2nd, Mike Olszewski, Coleen Crampton, Robert Shelby, Ron Phelps, and Thomas Stachnik voted yes, John Gosinski, Dennis Blain and Dave Dahl voted no, motion carried.**

**Ron Phelps motioned to make a resolution to remove everybody else that they might have on record on our bank accounts Mike Olszewski 2nd, all in favor motion passed.**

## OPERATIONS REPORTS

### A. MAINTENANCE:

1. Dam Report-John Gosinski reported no problems at this time.
2. Dam project update- Board had a special meeting to discuss this ongoing project, Paul Bates said Kristy Bellfy emailed him her bid to remedy the problem. He didn't receive until this week, everyone has a copy. Coleen asked if we can go ahead and pay her for the work she did do? Or has she been paid since that meeting?  
**Coleen Crampton motioned that we pay Kristy Bellfy at R & L Trucking the rest of her money for the work she completed already Paul Bates 2nd, all in favor, motion carried.**
3. Dead tree at Hawthorne Waverly park- John Gosinski said they transplanted the tree when they redid that park, it never thrived then someone backed into it with their boat trailer. Discussion about replacing it in the fall.
4. Fence work at Dam-Paul Bates reported its almost all the way complete. There are some more areas that need some more fencing at the top of the dam. If you came by boat and walked around you could enter the dam. There used to be a section of fence there. It's damaged now and doesn't really do anything. John Gosinski stated that Rappleye is going to give us a quote for the extra fence that is needed there. The board will vote on this at the July meeting.
5. Backfill sidewalks and kill weeds under stone. Discussion about safety with it being a trip hazard & what Dan would charge for that?
6. Park signs at Castlewood Park & Somerset Park and Caution signs at Dam- Discussion about who would install them, John Gosinski answered lets gets a scope of work and some bids to get that done.
7. Lake weeds-compost barrels with holes at parks-John Gosinski explained this is an ongoing problem every year. We already pay for compost pickup, so possibly we should get a cart, barrel or tub with holes to put seaweed in to dry out and it could get picked up every Saturday with our yard waste pickups. Discussion led to putting them at Little Bedford and Castlewood parks to start.  
**Dennis Blain motioned to get 2 carts with holes for 2 parks as a trial to see how it goes, Paul bates 2nd, all in favor motion carried.**

B. COMPLAINTS: Log was passed around to board members.

### C. COMMITTEE REPORTS:

1. **Building Control Committee Approvals:** 1 Retaining wall

**Dennis Blain motioned to adjourn at 9:44pm. Coleen Crampton 2nd. All in Favor, Motion carried.**

**Signed & Approved 7-25-2016:**

  
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**Michael Olszewski, LCPOA Secretary**