

L.C.P.O.A. Regular Meeting February 27, 2017 - 7:00 pm

Board Attend.:	Paul Bates	Dennis Blain	Dave Butski	Dave Dahl
	John Gosinski	Suhale Manzoor	Ron Phelps	Mike Olszewski
Guests:	None			

Meeting called to order at 7 pm beginning with the Pledge of Allegiance. The Meeting Etiquette was given to all in attendance.

OPEN DISCUSSION:

Issue 1: John Dale, Bayview Shores: Does the Meeting Etiquette follow Robert's Rules?

Conclusion: Board responded that they are a combination of legacy rules of 2009 and from various HOA Rules web-sites concerning Robert's Rules.

Issue 2: Dave Stout, Holiday II Shores: Made a comment that meetings were required to follow Robert's Rules for maintaining the association's tax status.

Conclusion: Board agreed and committed to double-check this point.

Issue 3: Dissolution of Deeded Restrictions Committee: See Page 3.

Issue 4: Debbie Royal, Grand Pointe Shores: Does the disbandment of Deeded Restrictions Committee imply that the restrictions will no longer be enforced?

Conclusion: Board assured that the restrictions will still be enforced.

Issue 5: Ralph Smith, Bayview Shores: Thanked the board for fixing the light at Castlewood Park. Mr. and Mrs. Smith volunteered to seal and stain all the picnic tables if the Association paid for materials.

Conclusion: Blain motioned, Gosinski seconded, and all members in attendance supported to have the work accomplished as defined above.

Issue 6: Ralph Smith, Bayview Shores: Requested the status of fixing the pontoon deck & steering system, and volunteered that he would be able and willing to transport the same.

Conclusion: Board responded that Clarklake was to pick-up. However, his offer was graciously accepted.

Issue 7: Colleen Crampton, Royal Shores: Inquired as to why the last meeting minutes did not reflect everyone that participated in the open session.

Conclusion: Board responded that this was per the Attorney's advice.

Issue 8: Colleen Crampton. Requested names of people authorized to sign checks on behalf of the association?

Conclusion: Board responded that presently Phelps, Shelby & Olszewski were responsible. However, these responsibilities are slated to transfer to Phelps, Gosinski & Manzoor.

Issue 9: Colleen Crampton. Inquired whether the stone work at Castlewood was completed, by whom, and whether the board had three bids?

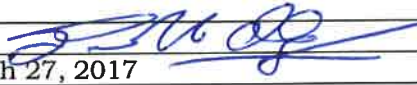
Conclusion: Board responded that the stone work was completed by Tylutki, and that three bids had been obtained.

Issue 10: Colleen Crampton. Wanted assurance that nobody except board members, would be allowed to speak during the closed session.

Conclusion: Board assured her of the same.

Issue 11. Harry Krass, Cambridge Shores. Inquired whether members could question the board before or after the meetings?

Conclusion: Board assured that he could e-mail his representative, or contact the office at anytime.

Approved by: Suhale Manzoor (Secretary):	
Dated:	March 27, 2017
Page 1	

L.C.P.O.A. Regular Meeting February 27, 2017 – 7:00 pm

Board Attend.:	Paul Bates	Dennis Blain	Dave Butski	Dave Dahl
	John Gosinski	Suhale Manzoor	Ron Phelps	Mike Olszewski
Guests:	None			

Issue 12. Jay Guetchow, Grand Pointe Shores. Wanted the status of the complaint that he had filed in January.

Conclusion: Board responded that it was working with the township on this matter.

Open session Closed at 7:40pm.

OFFICER'S REPORTS

President's Report: None

Vice President's Report: None

Secretary's Report: Manzoor requested the approval of the Regular and Executive Meeting Minutes from January 23, 2016. Blain motioned, Gosinski seconded, and all in attendance supported the motion.

Treasurer's Report:

As of December 31, 2016, LCPOA had total assets of \$1,289,177. Cash on hand was \$584,166 of which \$379,900 was marked for Lake Management Reserve and \$111,450 was in reserve for the Dam. Cash on hand decreased by \$57,562 during November and December.

The leading expenses during this time were: (1) \$20,142 to the Granger Trash Service for December, (2) \$14,430 for the Archwood seawall repairs, and (3) \$5,880 for Park expenditures (lawn care, docks, buoys, steps, cable removal, and clean up).

Per a member's request to provide a status of the association's delinquent accounts:

- (1) In 2014 LCPOA started switching collections from ADAC to Makower with a total amount owed of \$54,101 from 52 files. 11 Of the 52 files were given to Makower since these were new cases. During 2014 Makower cleared 9 of these cases.
- (2) In 2015 LCPOA had a total amount owed of \$41,983 from 44 files. 24 files were still with ADAC and 20 were either new or with Makower.
- (3) In 2016 LCPOA had a total amount owed of \$19,591 from 21 files. Makower held 14 while ADAC only retained 2 files. The board tried to collect on 5 files.
- (4) Since 2014, Both ADAC and Makover had required their fee to be paid before collection occurs. Makower seems to be more efficient, but that could be a reflection of the economy.
- (5) The process followed for collection:
 - a. The Board sends 2 reminders & physically attempts contacting the delinquent member;
 - b. The delinquent member's rights are suspended, trash pickup is turned off, an attempt is made to set up a payment plan. Also, a quick property search with the Registrar of Deeds commences to understand the legal status of the property.
 - c. If collection is still unsuccessful then file is sent to a collection company.

Signing of checks: Due to lack of people present with signing responsibilities, the monthly checks would be released with only one signature, with the board on copy. Gosinski motioned, Blain

Approved by: Suhale Manzoor (Secretary):	
Dated:	March 27, 2017
	Page 2

L.C.P.O.A. Regular Meeting February 27, 2017 – 7:00 pm

Board Attend.:	Paul Bates	Dennis Blain	Dave Butski	Dave Dahl
	John Gosinski	Suhale Manzoor	Ron Phelps	Mike Olszewski
Guests:	None			

seconded, and all members in attendance supported Phelps to send checks out per the aforementioned protocol, and to approve the Treasurers Report.

OPERATIONS REPORTS:

A. MAINTENANCE:

- a. Dam Inspection. Andrea and an insurance agent took pictures and reported no problems.
- b. The Board reviewed the Complaint Folder.

B. COMMITTEE REPORTS:


- a. Building Control Committee reported 1 house was approved.
- b. Activities Committee Report: Desirae Dukate listed the activities planned to date for 2017:
 - i. Boater's Safety Course, April 22, 9am-1pm & April 23, 9-10:30am.
 - ii. Spring Kick-Off at the Beach Bar, June 10, 7-9pm.
 - iii. Garden Tour, July 10.
 - iv. Light Up the Nights Weekend, August 11-13.
 - v. Movie Night, August 11.
 - vi. Picnic, August 12.
- c. Deeded Restrictions Committee Report: John Dale reported that after much deliberation, the committee had decided to disband. The board accepted the dissolution of the Committee.

OLD BUSINESS:

- A. Setting Schedule for Security:** The board determined security could be hired for approximately 33 days per the amount budget budgeted. The issue was tabled until the next board meeting.
- B. Discuss wall color for Southern Shores:** The board decided to post this on the website for the opinion of the association members.

NEW BUSINESS:

- A. Chris Kress-Consumers & DEQ requests:** Bates motioned, Blain seconded, and all members in attendance supported to sign the Consumers request for Mr. Kress. Blain motioned, Bates seconded, and all in favor supported to allow the dredging provided Mr. Kress pay for all attorney's cost and other DEQ requirements.
- B. Goose Nest Destruction & Roundup:** Blain motioned, Phelps seconded, and all members in attendance supported to apply for the Nest Destruction & Goose Round up Permits. Blain motioned, Manzoor seconded, and in attendance supported to apply for the Mute Swan Nest/Egg Destruction permit.
- C. Pest Control Contract:** Blain motioned, Manzoor seconded, and all members in attendance supported to use Renegade Pest Control (same company as last year).
- D. Fertilizer/Weed Control Contract:** Blain motioned, Gosinski seconded, and all members in attendance supported to use TrueGreen (same company as last year).
- E. Procedure for Dealing with Habitual Offenders of Deeded Restrictions:** The protocol suggested:
 - a. Office receives a Complaint Form.
 - b. Office or Board Member confirms legitimacy of Complaint.
 - c. Office sends letter to member.
 - d. If not complied with, we send letter to our attorney with cc to the Township.
 - e. Attorney serves letter to offender.

Approved by: Suhale Manzoor (Secretary):	
Dated:	March 27, 2017
Page 3	

L.C.P.O.A. Regular Meeting February 27, 2017 – 7:00 pm

Board Attend.:	Paul Bates	Dennis Blain	Dave Butski	Dave Dahl
	John Gosinski	Suhale Manzoor	Ron Phelps	Mike Olszewski
Guests:	None			

Bates motioned, Butski seconded, and in members in attendance supported to adopt the protocol.

F. Members using Parks for Construction Projects:

- a. Manzoor motioned, Blain seconded, and all members in attendance supported to have signs made that read “Absolutely No Construction Traffic” and to have this information posted on the LCPOA web-site.
- b. Blain motioned, Manzoor seconded, and all members in attendance supported that any unauthorized construction vehicle in the park will be towed.

G. Surveying the Property along Somerset Dr. at Blakely Shores: The Board tabled the further discussion until legal information is received.

H. Surveying Princess Park for Fencing: The bids for fencing for Southern Shores Park is \$12290 and the bid for Princess Park is \$3824. Princess park does not require surveying.

Adjournment: Blain motioned, Gosinski seconded, and all members in attendance supported to adjourn the meeting at 8:30 pm.

Approved by: Suhale Manzoor (Secretary):	
Dated:	March 27, 2017
Page 4	