

L.C.P.O.A. Regular Meeting June 26, 2017 - 7:00 pm

Board Attendance:	Paul Bates	Dennis Blain	Dave Butski	Dave Dahl
John Gosinski	Suhale Manzoor	Brian Knapp	Bob Callison	Malissa Trenkle
Guests:	None			

Meeting called to order at 7 pm beginning with the Pledge of Allegiance.

OPEN DISCUSSION:

Issue 1: Harry Krass, Bayview Shores: Stated that he called the office with a complaint about weeds growing on the lake side of his house on Castlewood and that the weed spraying has not been accomplished yet.

Conclusion: The Board explained that the applicators ran out of treatment last week, and plan to be back out next Tuesday.

Issue 2: Harry Krass, Bayview Shores: Inquired about the Association's interest in an assessment to fix roads around the lake.

Conclusion: The Board responded that the Association was unrelated to the activity. Gosinski (as a private person) had attended the Township meeting with a couple of other residents to address the condition of the roads.

Issue 3: Coleen Crampton, Royal Shores: Let the Board know that the sink in the men's restroom at Karen Ct. had separated from the wall & needs to be repaired.

Conclusion: The Board responded that the item would be put on the maintenance list.

Issue 4: Coleen Crampton, Royal Shores: Inquired as to why haven't the parks been replenished with sand to date?

Conclusion: Ralph Smith (volunteer) answered that due to a family emergency, he had been unable to attend to this and that he would accomplish the same immediately following.

Issue 5: Coleen Crampton, Royal Shores: Inquired about why we are using Ben Henry for an attorney instead of Marty Lozier.

Conclusion: The Board responded that this matter was put to an Association vote and Makover (Ben Henry's firm) had been chosen over Marty Lozier.

Issue 6: Coleen Crampton, Royal Shores: Inquired about a fence expense in the treasurer's report for \$5890, traditionally such a line item was not noted separately but fell under the total park budget.

Conclusion: Callison answered that this being his first meeting as treasurer, he had gone through the general ledger and picked out the top expenses for reporting separately (for added transparency).

Issue 7: Coleen Crampton, Royal Shores: Informed the board about a house SW of Kevin Wetzel's old house that had brought in a massive generator to the dock and attempted to move the silt into the pathway of all the other boaters, thereby adversely affecting the rest of Kathy Lane. She inquired whether this was permitted and by whom?

Conclusion: The Board responded that they were unaware of this and that she should call the police, or DEQ, or the Office.

Issue 8: Jae Guetschow, Grand Pointe Shores: Presented a letter to the Board reminding them of his complaint to the Board for not adequately enforcing Deeded Restrictions and By-laws.

Conclusion: The Board responded that they discuss all legal matters in the executive session and they would respond to his attorney after the executive session. Gosinski reassured that he will call Jae's attorney the following day with the decision.

Issue 9: John Minar, Grand Pointe Shores: Inquired about the permit process to do dredging.

Conclusion: The Board explained that a property owner first acquires a permit from the DEQ then obtains a contractor and insurance that lists LCPOA as an additionally insured party; followed by some

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additional paperwork. The board offered that it could share additional examples of what has been done historically.

Issue 10: Bryon Gough, Southern Shores: Thanked the Board and the entire membership for allowing the Lake and Home Tour in 2017.

Conclusion: The board graciously acknowledged that Hawthorne Park worked out well except for the high winds.

Issue 11: Patricia Cagle, Grand Pointe Shores: Inquired as to why Grand Pointe Park didn't get any playground equipment like the other parks. She acknowledged that swings were replaced at the park recently but she didn't like the colors scheme.

Conclusion: The Board answered there is not much space at that park for anything larger.

ACTIVITIES COMMITTEE REPORT: None

OFFICER'S REPORTS

President's report: None

Vice President's report: None

Secretary's report: Callison motioned, Blain seconded, and all members in attendance agreed to accept the Regular & Executive Meeting Minutes from April 24, 2017.

Callison motioned, Blain seconded, and all members in attendance agreed to accept the Organizational Meeting Minutes from May 15, 2017.

Callison motioned, Blain seconded, and all members in attendance agreed to accept all 3 of the email motions:

1st Email: Bates motioned on May 22, 2017 to have Ben Henry go through our By-laws and Deeded Restrictions to see if we can do something with "Short Term Rentals". For a fee of \$360 he was willing to send a form letter we can send to violators telling them to stop, Gosinski seconded, Callison, Dahl, Manzoor, Butski voted in agreement, Blain voted yes at meeting, motion passed.

2nd Email: Dahl motioned on June 2, 2017 to have Dan Bush start mowing the big island as needed, Bates seconded, and all members agreed.

3rd Email: Bates motioned on June 19, 2017 to accept Malissa Trenkle as the new Sherwood Shores representative and Brian Knapp as the new Cambridge/Imperial/Fletcher representative, Manzoor seconded, Callison, Gosinski and Dahl voted in agreement; Blain voted yes at the meeting, and Butski did not respond, motion passed.

Treasurer's report: As of May 31, 2017, the Lake Columbia Property Association had total assets of \$1,722,703. The Cash on Hand as of 5/31/17 was \$1,320,995 of which \$379,900 is marked for Lake Management Reserve and \$100,000 is in reserve for the Dam. Cash on Hand increased primarily due to membership payments. The leading expenses during the month May were the Granger Trash Service at \$18,406 and Millennium Aluminum Fence for \$5,890. Professional Lake Management was paid \$5,538 for weed treatment and Auto Owners Insurance was paid \$5336.13. Lawn to Lake was paid \$4,925. Our Accounting firm, Bond & Company, have notified us of raising our monthly fee to \$445.00. This is a \$20 increase over our previous monthly statements. Blain motioned, Knapp seconded, and all members in attendance agreed to accept the treasurer's report.

OPERATIONS REPORTS:

A. MAINTENANCE:

- a. Dam Inspection. No problems were reported.

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b. The Board reviewed the Complaints Folder.

B. COMMITTEE REPORTS:

a. Building Control Committee reported 3 houses, 2 garages, 3 decks, 1 dock, 2 fences, 1 wheelchair ramp & 1 pool.

OLD BUSINESS:

A. Surveying at Somerset Road at Blakely Shores: The Board decided to get a price to survey the Somerset Road area. Discussion about a watercraft moored at Somerset Road led to a vote, Blain motioned, Knapp seconded, and all members in attendance agreed to send a letter asking the owner of watercraft to cease mooring immediately.

B. Bulldozing the Back 40: Dahl reported everything is moving along well. Work should be completed next week.

C. Approval of new Director's & Officer's Insurance: The Board went over the terms of the policy, Gosinski motioned, Blain seconded, and all members in attendance agreed to purchase the policy.

D. Our attorney's response to the "Short Term Rentals" on the lake: The Board explained that we received a form letter and some other correspondence from our attorney to send to vacation rentals a copy of the letter is in the Board's packets.

NEW BUSINESS:

A. Park Improvements:

- I. Ralph Smith offered to deliver sand to the parks before the holiday.
- II. Blain motioned, Knapp seconded, and all members in attendance agreed to pay Dan Bush to replace the rusted grill at Hawthorne park.

B. Shoreline at Castlewood: The Board discussed the need to protect the shoreline at the boat ramp parking area at Castlewood park. Discussion regarding the 2 bids that were received for this purpose and how it pertained to the budget. This issue was put on hold until the budget could be studied in greater detail.

C. Nottingham Boat Ramp Pilings: The new boat ramp was never pinned down properly at Nottingham park. The cost for repair is estimated to be between \$600 and \$800. Since the movement of the ramp is a safety hazard, Gosinski motioned, Blain seconded, and all members in attendance agreed to have Rappleye fix the pilings.

D. Seaweed at Dam: Discussion regarding a member who lives next to the dam witnessing a watercraft dumping seaweed transported from their property over the Dam spillway.

E. Replacement of Camera: The Board would like to replace a broken camera and possibly get more cameras for potential problem areas. The issue will be investigated for cost and effectiveness and re-discussed at the next meeting.

F. Appreciation Gifts for Activities Committee & Mr. Luppó for mowing the big island: Knapp motioned, Dahl seconded, and all members in attendance agreed to give Mr. Luppó a gift card for The Pointe for \$100 and the girls from the activities committee gift cards for \$50 each.

G. Food for the picnic update: Blain motioned, Dahl seconded and all members in attendance agreed to use Clark Lake Golf Course for the picnic again this year.

Adjournment: Blain motioned, Gosinski seconded, and all members in attendance supported to adjourn the meeting at 8:46 pm.

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