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| Board Attendance: | Paul Bates | Dennis Blain | Dave Butski | Dave Dahl-Conf. |
| John Gosinski | Thomas Crampton | Brian Knapp | Bob Callison | Malissa Trenkle |
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Activities Committee: Karen Kiss from the Activities Committee reported that they had a successful Christmas Lights Contest this year with 26 entries. The 1st, 2nd & 3rd place winners received prize money and a beautiful Christmas ornament with the year & what they won on it. The winner's were 1st Place-Wiacek on Bedford, 2nd Place-Neuman on Victoria, 3rd Place-Knapp on Imperial Ct. The committee is currently working on the schedule for events for 2018.

Open Discussion:

Issue 1: Coleen Crampton asked about the lawn care bid & the garbage bid. When were they up?
Conclusion: John said the lawn care bid was on the Agenda & they would be talking about it later tonight. The Garbage contract was not up until the end of 2018.
Issue 2: Bryan Gough asked if the association is interested in letting the realtors host the Lake & Home Tour again this year? They would like to switch back to Big Bedford Park due to the high wind issues that they had at Waverly last year. They are looking at Saturday, June 23 as the date.
Issue 3: Ed Ponagai asked about the BCC form for 158 Archwood and why it was approved.
Conclusion: It was explained that it was only approved contingent upon getting a variance. It was checked that it did not meet the front set-back requirements. In the past few years the BCC has just said we approve it only if it receives a variance from the township. The board talked about the subject for about 30 minutes and will need to talk about it more at a later date and re-evaluate the form.
Knapp motioned, Crampton 2nd, that if the BCC receives a plan that does not meet set-back requirements the plan will be denied, Callison voted no, Gosinski abstained, Knapp, Crampton, Trenkle, Bates, Blain, Dahl, Butski voted yes.

Closed Open Session 7:46 pm

OFFICER'S REPORTS

President's report: John Zook was in the office this afternoon and wants to back out of his purchase of the property on Cement City Road due to personal problems. The board decided to refund his \$2000 and to table listing the property with a real estate company.

Vice President's report: None

Secretary's report:

Blain Motioned, Gosinski 2nd to approve Regular & Executive Minutes from November 27, 2017 & Special Lake Savers Meeting Minutes from December 7, 2017, E-mail vote regarding Office staff raise & Christmas Bonus dated December 5, 2017 & E-mail vote regarding the purchase of the Conference Phone dated December 21, 2017, Bates abstained, remainder of board were in favor, motion passed.

Treasurer's report:

As of December 31, 2017, the Lake Columbia Property Owner's Association had total assets of \$1,442,694.62. The Cash on hand as of 12/31/17 was \$699,127.36 of which \$379,900 is marked for Lake Management Reserve and \$100,000 is in reserve for the Dam and \$50,000 for the Insurance Deductible.

The leading expenses during the month of December were the Granger Trash Service at \$15,804.80, Rappleye at \$4,500.00, Makower Abbate, PLLC at \$2,966.15 and Association Dues Assurance Corp at \$1000.

It was noted that the Flagstar CD for the dam is maturing on today's date and if we keep it at Flagstar, the 36 month term will be 1.15%. Callison has called around to various banks & found a rate of 2.15% for 60 months & we are currently checking to see if there is something available that we can get better rates on. Trenkle volunteered she would do some checking with some of her resources and would get back with Callison tomorrow with rates & more details.

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Gosinski motioned Blain 2nd to approve the Treasurer's Report. All in favor, Motion carried.

OPERATIONS REPORTS:

A. Maintenance:

- a. Monthly Dam report. Dam is in good shape

B. Complaints/Comments/Communications:

C. Committee Reports:

- a. Building Control Committee nothing approved or denied in December or till today's date.

OLD BUSINESS:

A. South Channel & Lake Savers Update:

Lake Savers is requesting that we get some tests done so they can give us a better idea of what we need to do. They would like to move us away from using chemicals to get rid of the weeds. They feel the muck is our biggest problem which is caused by the decaying weeds & vegetation in the lake. Lake Savers has suggested that we immediately focus on the inlet and put in some filters and aeration systems/biological augmentation and/or dredging. They are saying this would be a 5-10 year project initially to phase out the chemical use. We have spent close to \$600,000 in weed control in the past 13 years so chemicals have not been our answer. This will be an investment risk but the options they are offering would involve less chemicals being put into the lake & will hopefully enhance the natural processing abilities of the lake. Tom Crampton will put together a hard number for the testing regarding the filtration & aeration systems for the inlet area and do an e-mail vote to approve this next step.

B. Weed Control Update:

D.A.S.H. was out on the lake today to do some measuring but the weeds are down too far for him to be able to give us an idea of what his costs would be but since the weeds are down now their cost will be less. Knapp has some concerns with the company in that they are not easy to get answers from & don't return calls right away. Knapp talked to Big Lake up in Gaylord who has used D.A.S.H. and they did not give a very good review. They said they saw weed re-growth after the year due to what they believe was reseeding from seeds that didn't get sucked up during the process. It could have been due to the timing of when they did the suction. Knapp said we would have to have D.A.S.H. in 2 times because Milfoil's growing season is in the spring and Eelgrass' is in the summer. The other concerns Big Lake had was that D.A.S.H. left a big mess at the bottom of the lake concerning the sediment. Knapp's final concern with D.A.S.H. is that they will not pull the necessary permits from the DEQ, we would have to do that. He feels the weed suction process is a good option but feels we need to be looking for other alternatives.

NEW BUSINESS:

A. Possible Sale of Back 30+ acres: Dave Dahl would like to see us sell the Back 30+ acres the association owns off of Hewitt and Turk Roads. We have had it forever and have never done anything with it. Brian Gough has walked the property with Dave and has evaluated the property to be unique, due to the ponds & other wildlife that are there. He has estimated the property's value to be, on the high end, \$150,000. The downfall to the property is that road access is limited. Dahl would like the association to retain 2-3 acres of the property for leave & brush composting. Currently our access to this property is from Dan Miller's driveway off of Turk Road. We should be obtaining a legal document giving us ingress and egress to the property through Mr. Miller's driveway.

B. Possible Improvement of Back 30+ acres: Bob Callison feels we should keep about 9 acres of the property for potentially creating a space for the members to store items on this property. He feels the area he is talking about is on a gentle slope and could be used to store things on. He talked to a vendor who said he could clear the area of trees & brush for about \$1800. He discussed this with Mr. Elrod from the township to see if there would be a problem with us using this property for this purpose due to the potential ordinance that may pass regarding storage of only 6 items on a Columbia Township property at 1 time. Elrod originally said we would just have to get a "conditional use" permit

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for it. As far as using Dan Miller's driveway as access, Callison said we may have to offer putting additional gravel down on the driveway for Dan Miller to allow the extra road traffic. The board's general consensus when discussing the insurance & liability risks, was that this option may be a problem.

Dahl Motioned and Blain 2nd to sell the back 30+ acres keeping 2.8 of the acreage for the association's use and to put a contingency that there is no future fracking or oil drilling allowed on the property. Knapp & Gosinski abstained, Callison voted no, Bates, Crampton, Blain, Butski, Dahl and Trenkle voted in favor, motion carried.

Dahl Motioned and Blain 2nd to have Gosinski talk to our lawyer to draw up paperwork for ingress & egress for the property that we want to keep. Knapp abstained, Callison voted no, Gosinski, Bates, Crampton, Blain, Butski, Dahl and Trenkle voted yes, motion carried.

C. Possible Sale of Trailer for Tractor: Dahl would like us to sell the trailer for the tractor since we have not used it in about 2 years. Callison raised the concern that the dump truck & tractor would not be able to be used at the same time if we did this. The board agreed to table this until the end of the year so we can keep track of the actual use of the trailer & decide then.

D. Lawn Care Bid for 2018: We need to put together a scope of work in writing so we can put the job out to bid. Callison will get some documentation from the past from the office and put something together. It was also noted that we will also have to put together a scope of work concerning all of the other things Dan does for the association.

E. Discuss Park Cameras: We have a few complaints in the complaint folder regarding Castlewood Park. Knapp had Comtronics take a look at Castlewood and they gave him a price of \$1500 for 4 cameras & watching footage for 2 weeks. Callison brought up the fact that they only budgeted \$500 for security. Knapp said he would contact Comtronics to get a quote for all of the parks with bathhouses.

Adjournment: Blain motioned, Trenkle 2nd, all in favor, meeting adjourned at 9:31 pm.

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