

<b>Board Attendance:</b>	Paul Bates	Dennis Blain	Dave Butski	Dave Dahl-Conf Phone
John Gosinski	Thomas Crampton	Brian Knapp	Bob Callison	Malissa Trenkle

**Open Discussion:**

**Issue 1:** Ed Ponagai, Bayview Shores asked when the building control form changed & why was the max size for a garage added.

**Conclusion:** John Gosinski responded that it was discussed several times to change the form by the Building Control Committee and the board to curb people from attempting to build a pole barn.

**Issue 2:** Bill Elsesser, Riviera Shores asked if there will be discussion regarding the sale of the 33+ acres & he has no objection to selling it.

**Conclusion:** Yes. We are selling the property and have received a sealed Offer to Purchase.

**Issue 3:** Sadasiva Reddy, Holiday Shores II asked if we had any control of the property.

**Conclusion:** John Gosinski responded that it is zoned Residential and the township has told us they won't spot zone. It is also in Region 2, which means it can't be changed.

**Issue 4:** Bill Elsesser, Riviera Shores asked if we were planning to do lake weed control again this year.

**Conclusion:** Brian Knapp responded that we would be as well as alternatives.

**Issue 5:** Coleen Crampton, Royal Shores, commented that the 33+ acres is not currently being used by us for anything and feels it would be a good idea for us to sell it. She asked if the new owners wanted to be a part of the association could they.

**Conclusion:** John Gosinski answered that the property is not currently platted as part of the association.

**Issue 6:** John Minar, Grand Pointe Shores, asked if the township would allow high density building on the property.

**Conclusion:** Condos are not considered residential.

**Issue 7:** Ray Kuzminski, Holiday I, asked how it is that a couple of months ago the idea was set up for the 33+ acres to be used to park RV's on it. Why did that not happen? He'd like to see more transparency. He'd also like to know who authorized the Meeting Etiquette flyer to be handed out at meetings.

**Conclusion:** The idea was discussed in an open meeting and due to the cost & insurance factors, it was ultimately voted by the board to sell the property. The Meeting Etiquette flyer was suggested by our auditor.

**Issue 8:** Craig Catallo, Holiday Shores I, just bought property across the street from the 33+ acres and said he may not have purchased if he knew we were going to sell the property. He also asked who his shore rep was so he can talk to them about the property and the association.

**Conclusion:** Mr. Catallo was given Dave Dahl's contact information & was urged to contact the township to find out more information regarding what could be done with the property.

**Issue 9:** Coleen Crampton, Royal Shores, commented that she felt the board was doing a good job of keeping the members informed. She urged the members to contact their shore reps with their questions and concerns. She also felt it was wrong for the members to attack the board at these meetings.

**Issue 10:** Bob Callison, Bayview Shores, spoke on behalf of one of his shore members. She wanted to ask members to be more neighborly and respectful of other member's property.

**Closed Open Session 7:30 pm**

Closed session started with Ben Henry, our attorney answering some questions from the board.

1. Paul Bates asked if it is ok for the board to publicize who the members are that have sued the association.

**Answer:** Mr. Henry responded that this is public information and that the information we give out should be as simple as possible. For example, "John Smith has sued the association for A,B,C". We can share this information with our members with periodic updates. Concerning past lawsuits, he would suggest that we let him review what we want to put out to the public so he can see what it was in reference to.

2. John Gosinski asked for an update on the 2 short term rental cases that were sent to them in the fall of 2017.

Approved by: John Gosinski, President:	
Dated: April 23, 2018	

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**Answer:** Mr. Henry responded that they were currently in the process of serving the people involved. The court requires them to make 3 attempts to serve each person. If after the 3rd attempt, we are still unsuccessful, we can ask the court for an "alternate service attempt". He relayed that there recently was a case where the court upheld rental issues. But the "burden of proof" is on us to show that the members in question are actually violating our Deeded Restrictions. We can show photos, signed affidavits & the listing that is on airbnb.com to help defend our case. There is case law that says we can win these cases and Mr. Henry feels confident that we will win.

**3.** John Gosinski asked if there was any reason for the board to not sell the 33+ acres.

**Answer:** Mr. Henry discussed Article 4, Section 4 where it says that the board does have the ability/power to sell the property. John explained that we'd like to take the proceeds & use it towards a different approach to deal with the excess silt & weed growth in the South Channel due to the nutrients that are coming in from the Goose Creek entrance. We know it may not be an immediate fix but we are working towards a more natural fix that is longer lasting than our current approach.

**4.** Bob Callison asked, when the board bids out work that needs to be done, should the membership have a say in the matter & should they be allowed to view the bids.

**Answer:** Mr. Henry responded that these are not membership decisions. According to Article I, Section 3, the board is obligated to perform these duties as directors of the association. The membership has the right to run for an elected shore director position and they have the right to vote for the person of their choice to represent them in an election. The membership can voice their opinion to their shore director regarding a bid but they do not have an active vote on the matter. If a member wants to see bids for a project, they need to request the information in writing & have an accepted purpose to do so. This does not apply to current bids, only ones that have already been accepted.

**Mr. Henry left the meeting at 7:55 pm.**

**OFFICER'S REPORTS**

**President's report:** None

**Vice President's report:** Paul Bates motioned, Dennis Blain 2<sup>nd</sup> to open the sealed offer to purchase in the Executive Meeting, all in favor, motion carried.

**Secretary's report:**

**Blain Motioned, Tom Crampton 2<sup>nd</sup>** to approve Regular & Executive Minutes from February 26, 2018, Special Meeting Minutes from March 7, 2018 & the e-mail vote scheduling the 3-7-18 Special Meeting & the e-mail vote concerning posting the paragraph to the website regarding the sale of the 33+ acres; All in favor, motion carried.

**Treasurer's report:** As of February 31, 2018, the Lake Columbia Property Association had total assets of \$1,137,297. The Cash on hand as of 2/28/18 was \$630,826 of which \$378,940 is marked for Lake Management Reserve, \$100,000 is in reserve for the Dam and \$50,000 is in reserve for the Director and Liability deductible.

The leading expenses during the month of February were the Granger Trash Service at \$17,807 for January service, Walton Agency for insurance at 10,560 and Makower Abbate, PLLC for \$2,391.

**Blain motioned, Trenkle 2<sup>nd</sup>** to approve the Treasurer's Report. All in favor, Motion carried.

**OPERATIONS REPORTS:**

**A. Maintenance:**

- a. Monthly Dam report. Dam & wells are all ok.
- b. Dan Bush should have the cables up on the ramps within the week.

**B. Complaints/Comments/Communications:** The Complaint Folder was passed around.

**C. Committee Reports:**

- a. Building Control Committee: 4 additions & 1 deck was approved - Tom Crampton asked if we should be concerned about a variance meeting that was coming up at the township. It is concerning a garage that was dealt with in September of 2017.

**Tom Crampton motioned, Blain 2<sup>nd</sup>** that we move the subject to the executive meeting, all in favor, motion carried.

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**OLD BUSINESS:**

- A. Discussion of park cameras:** Comtronix cannot give us a price for the extra height we need to mount the cameras. Brian is working on finding different companies that can do this. Brian will go look at Waverly to see what we will need at that specific park for poles, etc., table till April meeting.
- B. Parker Property at Marlboro Court:** Paul Bates responded that this is now a mute issue.
- C. Goose Round Up:** Trenkle motioned, Blain 2nd to do the goose round up this year.
- D. Park Improvements:** The board discussed planting ivy on the hill at Southern Shores Park. John asked if we could table this until next month so he could talk to someone about what would be best to put on the hill. The board discussed installing sandboxes for Castlewood and other parks. **Blain motioned, Tom Crampton 2nd**, to purchase 2 sand boxes, 1 for Somerset Park and the 2nd for Castlewood Park, All in favor, motion carried.
- E. Update on Dam filtration scientific/feasibility studies, invoice & time frame:** They are coming April 2 & 3 to gather the information for the studies. We should have the results back in May. In June we should know what we need to do with the filtration dam. We will then start to work with the DEQ for the next few of months. If all goes accordingly we should be able to start on the filtration dam in the spring of 2019. Tom will be putting together an update to add to the website.
- F. Update on size of channel & delta biological augmentation area:** Brian Knapp has helped Tom set up a map of the channel & delta area. The area has mapped out to be 6.11 acres. Instead of dredging we are planning to run aerators to put oxygen back into the area as well as adding biological augmentation materials. The biological augmentation process involves adding pellets or liquid that contains bacterial cultures that will naturally eat the nutrients in the silt or muck that is in the channel & delta area. Adding oxygen to the water after it reaches 50° will help activate the augmentation materials.
- G. Update of use of aerators & turbidity curtain for silt retention during aerator use on channel:** **Paul Bates motioned, Dennis Blain 2nd** that the association pay for the study for the aeration of the delta, contingent upon receiving money from the Special Assessment of \$28,000 from the members in the south channel that the attorney will make up, all in favor, motion carried. Tom Crampton will get the names for the members in the south channel that have agreed to be a part of this project to the office so we can get the attorney started on the Special Assessment paperwork. There was discussion regarding not running the aerators without the turbidity curtain being in place. The board is concerned that the silt will travel into the lake. Both the turbidity curtain & aerators can be used in other places. **Dennis Blain motioned, Paul Bates 2nd** to purchase 2 - 50' lengths of the turbidity curtain, all in favor, motion carried.

**NEW BUSINESS:**

- A. Moving stones at Karen Ct before our permit expires:** We have a quote from Rappleye from last year. John Gosinski will ask Rappleye to reissue his quote if needed & he will also get a quote from Honeck. Once he gets them he will email them to the board.
- B. Fixing stone dam at Goose Creek inlet:** According to the DEQ files there is a stone dam there. The stones need to be put back up. The neighbor there moved them because people were coming into the creek and portaging on his yard. John will get a quote from Honeck to have him put it back up. We will follow up at the next meeting.
- C. Putting solar lights on the buoys:** Since the solar lights cost \$400 each & there is a huge chance of breakage, Missy Trenkle suggested that we put reflective marine tape on them instead. The tape cost \$40/roll. **Dave Dahl motioned, Brian Knapp 2<sup>nd</sup>** to purchase 2 rolls of the reflective marine tape to use on the buoys and whatever is left over we will use on the docks, all in favor, motion carried.

**Adjournment:** Gosinski motioned, Blain 2nd, all in favor, meeting adjourned at 9:15 pm.

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