

**Lake of the Pines
Association Inc.
7257 Ashard Road Lake, MI 48632
Phone: (989) 588-9304 Fax: (989) 588-4145**

53rd Annual Lake of the Pines Membership Meeting Notes

May 27th, 2023

OPENING

Rick McCombe called the meeting to order at 1:00 pm. There were 38 Associations Members present. Rick started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

<u>2020-2023</u>	<u>2021-2024</u>	<u>2022-2025</u>
Bob Eckardt	Cindy LaFave	Geri Shaw
Pete Wedesky	Rick McCombe	Teri Morrow-Sutton
Cheryl Dziurkowski	Open	David Lynch
Open	Rod Saunders	Larry Gibson

ROLL CALL

Roll Call was taken. Pete Wedesky and Larry Gibson were absent, and excused. All other board members were present.

ANNOUNCEMENTS

- Women's Club Pig Roast May 28, 2023 at 4:00 pm
- The advertised help wanted office position has been filled.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Rick McCombe

- Rick McCombe's Report is on page 14
- This will not be a typical BOD Meeting. Our primary focus for this meeting is the elections of new BOD members and listening to what our LOP Association Members have to say

- We have three LOP BOD members (Cheryl Dziurkowski, Bob Eckardt, & Pete Wedesky) that have terms that are expiring this year and two of the BOD members (Bob Eckardt and Pete Wedesky) will not be returning, so we would like to take this opportunity to give them a big round of applause for their service.

VICE PRESIDENT'S REPORT – Rod Saunders

- Rod Saunders's Report is on page 15
- "Thank you" to Bob Eckardt and Pete Wedesky for their service on the LOP Board of Directors

SECRETARY'S REPORT – Cheryl Dziurkowski

- Cheryl Dziurkowski's Report is on page 15

TREASURER'S REPORT – Cindy LaFave

- Cindy LaFave's Report is on page 16
- We have a new person added to our LOP office staff. Her name is: Ginger Bruer. Please stop by and welcome her when you get a chance.
- Nancy Reager will be out of the LOP office June 2023 – August 2023 and Kim Roy offered to come back and fill in for Nancy while she is out. Thank you to Kim. This is helpful because we won't have to train someone new.
- Regarding the Blight situation on Shadowbrook, we have another court date set for June 21, 2023 at 2:00 pm at the Courthouse in Harrison. We encourage everyone to attend to show how serious we are regarding this unpleasant situation. This court appearance is to have Marc Davis and Dawn removed from the property. The previous court case was to clean-up the premises; but if we don't have a court order to also have Marc and Dawn removed then we could have a reoccurring problem. Also, FYI the Health Department is also stepping in and they issued a letter to Marc Davis including a timeline for installing a septic system and well on the property.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

- Once again thank you to the BOD members who are leaving and also thank you all of our association members for attending the meeting and showing your support.

ARCHITECTURAL'S REPORT - OPEN

- No report

ECOLOGY'S REPORT – Rick McCombe

- Rick McCombe's Report is on page 29

MAINTENANCE’S REPORT – Dave Lynch

- Dave Lynch’s Report is on page 30
- Thank you to the Maintenance staff for their hard work keeping up the grounds so that LOP is appealing to everyone.

NOMINATING/BALLOTING REPORT – Geri Shaw

- Geri Shaw’s Report is on page 29
- We did have an election today May 27, 2023 for Board of Directors members and a Nominating Committee member.

Board of Directors

Write-In Candidates

Clayton Basler	62 Votes
Jon Thomas	58 Votes
Cheryl Dziurkowski	51 Votes
Dave Borle	48 Votes

The four write-in candidates fulfilled four of the five available BOD positions. We have one open BOD position left. The write-in candidate will serve a three-year term from 2023-2026.

Nominating Committee

Ruth Boerner	69 Votes
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Ruth Boerner was elected to the Nominating Committee. Ruth Boehner’s term will last three years 2023-2026.

- **Motion** was made by **Rod Saunders**, and second by **Teri Morrow-Sutton**, to destroy the 2022 Annual Meeting voting ballots. Vote taken. **Motion was unanimously passed**

FUTURE PLANNING’S REPORT – Pete Wedesky (Absent)

- Pete Wedesky’s Report is on page 24

PERSONNEL’S REPORT – Bob Eckardt

- Bob Eckardt’s Report is on page 30
- **Motion** was made by **Bob Eckardt**, and second by **Dave Lynch**, to give our maintenance personnel members (Allan and George) a raise as discussed in the workshop and have that raise retroactive to May 1, 2023. Vote taken. **Motion was unanimously passed**

PUBLIC RELATIONS’S REPORT – Larry Gibson (Absent)

- Larry Gibson’s Report is on page 30

SPECIAL PROJECT’S REPORT – Teri Morrow-Sutton

- Teri Morrow-Sutton’s Report is on page 31

UNFINISHED BUSINESS

- None

NEW BUSINESS

- None

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Geri Shaw's Report is on page 32
- Thank you to everyone for your help all year and hopefully everyone will come to the Pig Roast tomorrow. Serving from 4:00 -5:00 pm Carry-outs will be served from the backdoor of the kitchen and Dine-In will be served in the Rec. Hall

MEN'S CLUB REPORT – Al Bywater (Absent)

- Al Bywater's Report is on page 32

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens (Absent)

- Leo Stevens's Report is on page 32

CIRCLE OF FRIENDS'S CLUB REPORT – Dave Lynch

- No Report

ASSOCIATION TIME

Rick McCombe reminded everyone that Association Time is for members only and that you must state your name, subdivision and lot number.

Bev Prechtel - Lot 266-268 Woodland Heights

Comment – Thank you for cleaning up the pool area. It looks really nice. Also, hopefully everyone appreciates the new pool area furniture.

Marcy Wyrick - Lot 34-35 Woodland Heights

Question – Any chance that the rotting doors to the pool room might get replaced?

Answer – Per Dave Lynch – That is on our list of things to do but not sure when we will get to it.

John Ritchings - Lot 99-100 Pinehurst Estates

Comment – The guard shack at the entrance into LOP common areas is damaged. Lawnmowers ran into it. It been sitting there damaged for about a week

Answer – Per Dave Lynch – Thank you for reporting it to us. We will investigate and repair.

Bill Gardner - Lot 60 & 61 Pinehurst

Question – Has anyone approached the Schaff family? Maybe treat them as a “Member at large” and include them on our emails. Especially include them in events like the pig roast. It may go a long way when we approach them for money to help with the lake treatment.

Answer – Per Rick McCombe We agree that might help

Norma Kagle - Lot 73 Pinehurst

Question – We used to have a “Special Events” position on the board that had fundraisers to purchase items for LOP. I know that we have the individual groups such as Men’s Club, Women’s Club, & Circle of Friends” that have fundraisers but sometimes they’re not for specific LOP needs such as campground electrical, cameras, etc. We generated money to use for Special Events. What happened to that effort?

Answer – Per Rick McCombe – That now falls under future planning and hopefully one of the write-in candidates will assume that position.

David Harris - Lot 40-42 Pinehurst Estates

Question – How many maintenance people do we have? We used to have one BOD person and one part time person that managed everything.

Answer – Per Dave Lynch – Three.

Answer – Per Rick McCombe – That’s one full time and two part time.

Steve Andrews - Lot 280 Woodland Heights

Question – Can we start planting trees at the campground before all the trees are gone and we have nothing but sun? The campers won’t come if it’s all sun.

Answer – Per Dave Lynch – Yes, that is a great idea!

Connie Crawford - Lot 200-202 Woodland Heights

Question – Regarding the Shawdowbrook blight, if no luck with the judge this time, is there a different path we can take, like contacting the County, because they have a missing culvert?

Answer – Per Cindy LaFave – Marc David already contacted the County for a culvert and the County said “NO”. Also, we started an Anti-Blight committee here at LOP and our first task is to define “What is the definition of Blight” and what kind of punishment (fines and/or liens on their property) do we implement for people breaking the rules. Then once determined, we will take our “Blight” definition and punishments to our attorney to ensure that we have legal standing. Our final step will be to update the LOP Rules and Regulations document so that everything is clearly spelled out and inform the LOP association members of this change.

Question – Is Marc Davis still identified as a sex offender?

Answer – Per Cindy LaFave – Yes

Question – Why don’t we have the state police at the court to pick Marc Davis up?

Answer – Per Cindy LaFave – Because it is not a priority for them. By all means call the state police and see if they will come to the court on June 21, 2023. Keep in mind that there is no guarantee that Marc Davis will show up to court on that day.

Comment – Per Cindy LaFave – People have been spotted going to the campground and using the showers and the dump. We're going to also ask the lawyer what we can legally do to people who violate using the LOP common grounds when they are not in good standing.

Comment – Per Norma Kagle – Apparently there are a lot of activities going on at night at the campground and because of that the neighbor across put up cameras to monitor the situation. It might be good to contact them and review their cameras

Dawn Basler - Lot 207-208 Birchwood

Comment – Thank you to the maintenance people. LOP is growing like crazy.

Al Kohlhoff - Lot 44 Birchwood

Question – Who is in charge of the dam that controls the lake level? The water level is way low.

Answer – Per Rick McCombe – The Clare County drain commissioner.

Answer – Per Dave Lynch – The State of Michigan determines the water level.

Question – Is there a plan to treat the lake for weeds and algae? Did they already treat it this year?

Answer – Per Rick McCombe – PLM came out last week and surveyed our lake and will be treating the lake for algae & weeds next week. This will be the first treatment this year.

Marcy Wyrick - Lot 34-35 Woodland Heights

Question – Don't we have cameras at the campground?

Answer – Per Rick McCombe – No, not that we are aware of.

Answer – Per Cindy LaFave – We talked about putting WIFI and cameras at the campground but thought it would be a huge expense but now that two new fire rings were stolen and late-night activities are happening, maybe we should reconsider.

Comment – Per Teri Morrow-Sutton – We should also consider putting cameras on the exterior of swimming pool room and also in the pool area.

Comment – Per Connie Crawford – We have cameras on Pontoon Island but they don't work.

Comment – Per Rick McCombe – We probably should move this up to a higher priority on the list of things that need to be one.

Comment – Per Dave Borle – It's not just the blight people using the showers. Other people that just have campers come here to.

Closing

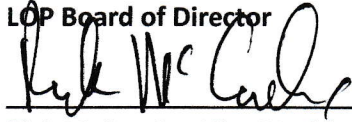
Motion was made by **Rick McCombe**, second by **Bob Eckardt** to adjourn the meeting @ 1:55 PM. Vote taken. **Motion was unanimously passed.**

These meeting minutes were approved at the July 8, 2023 Lake of the Pines Board Meeting

Respectively recorded and transcribed by:

Cheryl Dziurkowski, Secretary

LOP Board of Director



Rick McCombe, Vice President

Lake of the Pines Board of Directors



Cheryl Dziurkowski, Secretary

Lake of the Pines Board of Directors