

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

**Lake of the Pines Board Meeting Notes  
December 10th, 2022**

**OPENING**

Rick McCombe called the meeting to order at 10:00 am. There were 23 Associations Members present. Rick started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

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

**ROLL CALL**

Roll Call was taken. Teri Morrow-Sutton joined the meeting via tele phone. All other board members present.

**INTRODUCTION TO FREEMAN TOWNSHIP SUPERVISOR – ALAN HOUSLER**

Al Housler joined our meeting to discuss the Shadow brook Blight situation and explain what the Township is doing to resolve the issue.

In the 37 years of public works, this is the worst blight situation Al has ever seen. It appears to not be in a save condition.

Al’s presence today is to ensure everyone at LOP that the Township has taken an active role in resolving the issue, but they need our help.

The Township was able to secure a court date of Wednesday December 14, 2022 at 2:00 pm in the Court House in Harrison. They would greatly appreciate as many people as possible show up at that court hearing to show support for a favorable resolution.

The judge will hear this case with defendant, Mr. Conrad Blain’s (property owner) attorney and the plaintiff, Freeman Township’s attorney. We will not have an opportunity to actually speak in the court regarding this case but our presence will speak louder than any words.

This is the Township 1<sup>st</sup> attempt for a resolution. If this doesn’t work out favorably then a back-up plan or 2<sup>nd</sup> attempt for resolution is already set in motion. A court date is scheduled on January 11<sup>th</sup>, 2023

where the judge will hear the case with the squatter's (Dawn Link and Marc Davis) attorney and the Freeman Township's attorney.

They're hoping that they won't need to execute the 2<sup>nd</sup> attempt or back-up plan but if they do, they will get all of the pertinent information out to LOP for your support again.

### APPROVAL OF MINUTES

**Motion** was made by **Cindy LaFave**, and second by **Pete Wedesky**, to accept the Minutes of the Board of Directors October Meeting November 12<sup>th</sup>, 2022, as written. Vote taken. **Motion was unanimously passed.**

### ANNOUNCEMENTS

- Today, December 10, 2022 there will be a LOP Women's Club sponsored Kid's Christmas Celebration from 1:00 pm until 3:00 pm. Bring your kids and grandkids to meet Santa Claus in the Rec. Hall.
- Join us for a New Year's Eve gala event in the Rec. Hall – bring your own beverage and appetizer to share. We will provide a champagne toast at midnight and have a 50/50 raffle. We will collect donations to cover the cost of the decorations and champagne. After expenses, all remaining donations will be donated to the 2023 Fireworks Fund

### OFFICER'S REPORTS

#### PRESIDENT'S REPORT – Rick McCombe

- Thank you for your attendance. It's encouraging to see so many of you folks coming to support this BOD

#### VICE PRESIDENT'S REPORT – Rod Saunders

- No report

#### SECRETARY'S REPORT – Cheryl Dziurkowski

- Merry Christmas and Happy New Year. See you in April 2023

#### TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by **Rick McCombe** and seconded by **Bob Eckardt** to approve the bills from November totaling \$17,970.58. Vote taken. **Motion was unanimously passed.**
- Cindy is working with the office staff on the LOP 2023 Budget and it's a first experience for her. She is hoping to finish the budget by the end of December.

### COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

We will be working on the 2023 Budgets. We started last Monday and it is expected to take three or four more sessions to work through all of the details

- During our planning meeting on Monday December 5, 2022, we discussed setting up priorities for which projects need to be done next year. We identified that the top priority to look at in 2023 is the electrical grid in the campground. It is in disarray and needs serious upgrades. We currently have 30-amp service available to our guests and most new campers require 50 amps. The campground is a revenue generator here at LOP and we need to take care of it so that we can continue to generate funds. Another priority we discussed is having WIFI access in the cabins and at the campground. A lot of people work from home now and require WIFI to do their work, even while on vacation. We also need to come up with ideas on how to strengthen our covenants with regards to the blight issues and not solely depending on the Township. Currently, per our covenants, all LOP can do is pull swimming pool privileges from the offenders. Losing pool privileges does not hurt enough to discourage people. If any LOP members have any ideas on priorities /improvement ideas here at LOP we would like to hear from you.

#### **ARCHITECTURAL'S REPORT – John Machnak**

- John approved a 30' x 40' Pole Barn for a resident on 6303 Birchwood Drive. All things were in order and resident was instructed to contact Freeman Township for zoning permits.

#### **ECOLOGY'S REPORT – Rick McCombe**

- Beaver update – We did have the beaver trapper to do a survey and indeed there are more beaver problems. Once things are safe on the water, we will hire the trapper again to get rid of them.

#### **MAINTENANCE'S REPORT – David Lynch**

- Dave and John are working together on coming up with a couple of proposals to upgrade the campground electrical grid. Once the proposals are complete, they will present them to the BOD.
- Dave is working on reviewing all of our MSDS sheets to ensure that we are safe here at LOP

#### **NOMINATING/BALLOTING REPORT – Geri Shaw**

- No report

#### **PERSONNEL'S REPORT – Bob Eckardt**

- No report

#### **PUBLIC RELATIONS'S REPORT – Larry Gibson**

- We're in the process of upgrading our LOP website. The upgrade should be complete by the end of the week. Please take a look at the website and feel free to submit comments, photos, want ads, activities, etc. to the office for additions/modifications to the website.

#### **SPECIAL PROJECT'S REPORT – Terri Morrow-Sutton**

- Happy Holidays everyone.

- In January 2023, Teri will actively pursue the LOP association members that are delinquent in paying their association dues.

#### **FUTURE PLANNING'S REPORT – Pete Wedesky**

- No report

#### **UNFINISHED BUSINESS**

- Dam has officially turned over to Clare County. Carl Parks has the keys and was made aware of some issues. We are still waiting for our copy of the final paper work
- The roof on the Rec. Hall and the LOP offices is complete. We also need to look at the roof on the cabins.

#### **NEW BUSINESS**

- The BOD met at the MFCU credit union on Tuesday December 6, 2022 and got our checking account all squared away. We have old BOD members removed from the checking account and credit cards and had the new BOD members added.

#### **SUB-COMMITTEE'S REPORTS**

##### **WOMEN'S CLUB REPORT – Geri Shaw**

- Thank you to Circle of Friends Group for donating \$300.00 for new icicle lights in the Rec. Hall. The Women's Club paid the difference.
- The LOP Women's Club sponsored Winter Carnival is scheduled for February 11<sup>th</sup>, 2023. Stay tuned for more information for details.
- LOP Women's Club Meeting scheduled on Tuesday January 10<sup>th</sup>, 2023 at 12:30 pm in the Rec. Hall

##### **MEN'S CLUB REPORT – Bob Eckardt**

- LOP Men's Club Meeting scheduled on Wednesday January 11<sup>th</sup>, 2023 at 5:00 pm in the Rec. Hall

##### **LOP CIRCLE OF FRIENDS – Dave Lynch**

- We had our 1<sup>st</sup> open committee meeting on December 7, 2022 at 7:00 pm. There was a great turn out.
- The Circle of Friends group will be hosting a Bowling event on January 21<sup>st</sup>, 2023. Sign-up in the office if you are interested in bowling. If you are not interested in bowling still come and enjoy watching others bowl.
- The Circle of Friends opened a bank account utilizing the LOP tax ID number.
- Future meetings are TBD

##### **VOLUNTEER SECURITY PATROL REPORT – Leo Stevens**

- Our Security Patrol Team had a very good year except of course for Shadow brook serious blight situation. Thank you everyone.

- The Volunteer Security Patrol Team 2022 Statistics are as follows:
  - 5,300 miles traveled within the LOP area
  - 435 Man hours of time to ensure security
  - 29 missing sticker infractions
  - 5 incidents
- Thank you to Volunteer Security Patrol Team for the great job.
- Please be vigilant about watching your neighbor's property especially if they've gone away for the winter. People watch to see if no sign of life or footprints in the snow around properties before breaking in. If you see anything suspicious call 911 right away.

### **ASSOCIATION TIME**

Rick McCombe reminded everyone that Association Time is for members only and that you must state your name, subdivision and lot number. Please limit your time to three minutes.

James Garbacik - Lot 072 & 073 Woodland Heights **Question**

– Do we have an attorney?

**Answer – Per Cindy LaFave – Yes Question**

– What is his name?

**Answer – Per Rick McCombe – JJ in Clare**

**Question – Are we contacting him about the blight situation?**

**Answer – Per Cindy LaFave – Yes, and he told us that he can get involved but it would cost us about \$10,000 and no guarantee that we would get a resolution. Also, if we did pursue the case through our attorney we can only go after them for money and the odds that if we won the case that they would ever pay the fine is slim to none. The Township can go after them civilly and can threaten their freedom.**

**Cindy Gardner-** Lot 060 & 061 - Pinehurst

**Question – Has social service been called on the squatters?**

**Answer – Per Rick McCombe – Rick and Rod went to visit the squatters and asked them if they went to Social Service for help and they refused to do so. Per the male squatter the female squatter is stubborn. We offered transportation to them to get them to the Social Services office.**

**John Patch -** Lot 416 & 417 - Birchwood

**Comment – They're increasing their inventory over on the Shadow brook property. Answer – Per Cindy LaFave – Yes, we know. Cindy has a notebook with photos and trying to show in chronological order the increase of junk they're accumulating. It seems like every time we issue an infraction, they add more junk.**

**Comment** – Not sure if you know, but the squatters are still going back and forth to a trailer on Ashcroft.


**Answer** – Per Cindy LaFave – Yes, we know

**Closing**

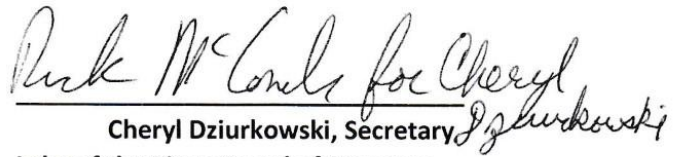
**Motion** was made by **Rick McCombe**, second by **Larry Gibson** to adjourn the meeting @ 10:32 AM. Vote taken. **Motion was unanimously passed.**

**Respectively recorded and transcribed by:**

**Cheryl Dziurkowski, Secretary  
LOP Board of Director**



**Rick McCombe, President  
Lake of the Pines Board of Directors**



**Cheryl Dziurkowski, Secretary  
Lake of the Pines Board of Directors**