

**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**

February 3, 2024

**OPENING**

Rick McCombe called the meeting to order at 10:00 am. There were 41 Association Members present. Rick started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

<u>2021-2024</u>	<u>2022-2025</u>	<u>2023-2026</u>
Cindy LaFave	Geri Shaw	Cheryl Dziurkowski
Rick McCombe	Teri Morrow-Sutton	Jon Thomas
Open	David Lynch	Clayton Basler
Rod Saunders	Open	Eric Williams

**ROLL CALL**

Roll Call was taken. Rod Saunders, and Eric Williams were absent and excused. All other board members were present. Cheryl Dziurkowski and Dave Lynch were present by telephone.

**WELCOME**

Thank you all for attending our BOD meeting. There were no new members present at today's BOD meeting.

**APPROVAL OF MINUTES**

**Motion** was made by **Teri Morrow-Sutton**, and second by **Cindy Lafave**, to accept the Minutes of Board of Directors Meeting December 2nd, 2023. Vote taken. **Motion** was made by **Teri Morrow-Sutton** and second by **Jon Thomas** to accept the Minutes of Board of Directors Special Meeting January 13<sup>th</sup>, 2024. **Motion was unanimously passed for both months.**

## BOD APPOINTMENT

### ANNOUNCEMENTS

- Ice Carnival is Saturday February 10<sup>th</sup>, 2024. Starting with breakfast at 7:00 am, raffle tables, silent auction, joker poker. Lunch at 11:00am, easy money, 50/50 drawings. Silent auction ends at 2:30 pm.
- Fishing Contest is cancelled due to unsafe ice conditions.
- Men's Club is raffling an Ice Shanty. You will find the ice shanty in the LOP Office and will be able to purchase tickets at that time. The raffle drawing will take place at the Ice Carnival. The winner will be contacted and can pick the ice shanty up from the LOP Office.
- Game Night is February 15<sup>th</sup>, 2024. Bring your games and have a great time. Polish Bingo seems to be a great game.
- Women's Club will meet February 13<sup>th</sup>, 2024 and every Second Tuesday of the Month.
- Men's Club will meet February 14<sup>th</sup>, 2024 and every Second Wednesday of the Month.

### OFFICER'S REPORTS

#### PRESIDENT'S REPORT – Rick McCombe

- We're still trying to meet with the Michigan EGLE representative to find out if we can go with a culvert instead of having to build a whole new bridge. Our bridge is in need of repair based on an inspection report. We're working with a local contractor (Dewayne Rogers) who has agreed to help us get in contact with EGLE. We are leaning towards a culvert which will be cheaper than rebuilding our bridge. We have gotten a bid from Rowe Company in Saginaw. The bid was only for engineering work and was \$38,000. The time scope for completion was unacceptable. Based on talks with the Dewayne Rogers we are hopeful to have work completed in early spring. We are waiting for an EGLE permit, scope of work and proof of insurance from contractor. Our attorney will review contract documents. Cost will be approx. \$150,000.00 for an arched culvert. **Motion** was made by **Teri Morrow-Sutton** and second by Jon Thomas to move forward with selecting a contractor to construct an arched culvert to our campground. A rollcall vote was taken. ALL board members were in favor. **Motion was unanimously passed.**

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

- No Report.

#### SECRETARY'S REPORT – Cheryl Dziurkowski

- No Report.

**TREASURER'S REPORT – Cindy LaFave (Absent)**

- **Motion** was made by **Teri Morrow-Sutton**, and seconded by **Rick McCombe** to approve expenses for the month of January, 2024 totaling \$9,693.16. Vote taken. **Motion was unanimously passed.**

**Motion** to approve the budget was made by **Cindy LaFave** and seconded by **Rick McCombe**. Jon Thomas was opposed as he did not have opportunity to review the budget, all other board members were in favor. **Motion passed.** Copies of the budget will be available in the office.

**I want to give a big hooray to Ginger** in the office for her handling of the gas leaks in the office and the rec hall.

**Dues are due soon. If you would like to have your dues Emailed to you instead of sent in the mail, please vote for that option on the 2024 Ballot that you will receive soon in the mail.**

**There will be a ballot for a cap on the Cabins and Campground that anything over \$10,000.00 will go into the general fund. Place your vote for that proposal on the ballot.**

Pontoon Island does have a cap already in place. This extra money would go to the general fund to help with other expenses.

Make your voice heard.

**COMMITTEE'S REPORTS**

**EXECUTIVE'S REPORT – Rick McCombe**

- No report

**ARCHITECTURAL'S REPORT – Clay Basler**

- A sub-committee has been meeting to change the current covenants from 9 documents to 1 document. Other changes to covenants will take place later.
- This would be easier to read for all members
- Having a real estate attorney (member) look at this and then have our attorney look at it.
- Just consolidate it for now.

**ECOLOGY'S REPORT – Jon Thomas**

- The ice is not SAFE!! Beaver trapper is waiting for safe ice to trap beavers.
- Last week we started a subcommittee for stocking the lake. The committee has seven members that will meet, as needed, to figure out what to do with our fish. Fathead minnows need to be added to feed our little fish to get them bigger.
- Trees have fallen down in our creeks and need to be cleaned up.
- Do a handicap hunt. Will bring this to the board for approval.
- Provide a detail profit and loss statement to our members. Board has been talking about this.

### MAINTENANCE'S REPORT – David Lynch

No report

### NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

### PERSONNEL'S REPORT – Teri Morrow-Sutton

- **No Report**
- Thank you to the Office Staff.

### PUBLIC RELATIONS'S REPORT

- No report

### SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton

- A couple of tasks that I've taken on, are looking into using emails for sending out invoices in an effort to increase revenues. Also, looking at offering a discount for people that get their dues in before sending out invoices. Please use [LOPdues@gmail.com](mailto:LOPdues@gmail.com) in the next couple of weeks if you have an opinion on either one of the tasks identified above.

### FUTURE PLANNING'S REPORT – Eric Williams

- No report

### UNFINISHED BUSINESS

- The board has been investigating options for securing our boat launches to prevent non-members from using our lake. One of the options that were suggested is to install posts and chains across the launch ramps at all three boat launches. All members would be charged a \$25 yearly launch fee and a key would be issued. **Teri Morrow-Sutton** made a **motion** to bring that suggestion to a vote. Second was made by **Geri Shaw**. A roll call vote was taken. All board members were opposed to the motion. **Motion** was defeated.

### NEW BUSINESS

- The office and the rec hall have both experienced gas leaks in the past week. The furnace in the office had a gas leak due to a bad control valve. Valve was replaced on the same day. The stove in the rec hall has been a problem again. Pilot lights have been going out and filling the rec hall with gas. The stove is over 30 years old and in need of some new parts. A tech inspected the stove and recommended the replacement of control valves and thermostats. These parts are still available but not cheap. Tech will also clean pilot light areas.  
Carbon monoxide monitors have been ordered for the office and rec hall.

## SUB-COMMITTEE'S REPORTS

### WOMEN'S CLUB REPORT – Geri Shaw

- We are not having the Ice Fishing Contest but will be having the Ice Carnival. Saturday February 10<sup>th</sup>, 2024 starting at 7:00am with Breakfast, Raffle tables will be open, Silent Auction, Joker Poker. Lunch at 11:00am, Easy Money & 50/50 drawing. Silent Auction ends at 2:30pm. Please join us for lots of fun.

### MEN'S CLUB REPORT – Al Bywater (Absent)

- Ice is UNSAFE.

### LOP CIRCLE OF FRIENDS – Dave Lynch

- No Report.

### VOLUNTEER SECURITY PATROL REPORT – Leo Stevens (Absent)

- Last year we traveled 4900 miles
- 28 sticker violations
- 10 incidents where rec hall doors were left open
- 3 thefts
- 1 B&E
- Have an idea who is doing this, will take action
- Thank you everyone on patrol
- May have an opening for next years patrol if anyone is interested

## 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.

### **Cindy LaFave** - Lot 1-162

Would like to let everyone know that we have to have 9 early days for elections. This year it will be in Clare County in Harrison 8:00am to 4:00pm to Vote and 7:00am to 8:00pm at the township. You should have gotten something in the mail this week from Harrison Court House.

### **Steve Andrews**- lot 1-280

**Question** – What are you doing for the AirB&B?

**Answer** – **Per Cindy LaFave**- The townships right now are not doing anything with them. Traverse City is going thru something right now with that same issue.

**Answer**- **Per Clay Basler** we are looking into them for the covenants.

### **Sherri & Don Park**– lot 6 Evergreen Trail

**Question** – Can you have the Health Department look into this? And what about a campground host? Can anyone do this?

**Answer-** Per Clay Basler you should go to the Township meetings and bring it up there. Some letters have been sent out to members that are in violation of our Covenants.

**Answer-** per Rick McCombe We have a short list of possible camp ground hosts that we will contact in the spring to see if anyone is still interested.

**Debbie Emmons-** Lot 234-235 6167 Timberline Trail

**Question** – If we are making the lake public what about the campground?

**Answer – per Rick McCombe** – It is a private lake access, but the water is owned by the State.

**Question** – What about the County and the bridge?

**Answer – per Rick McCombe and Jon Thomas** – Have proceeded to get the County to help pay for this, but NO was the answer.

**Eugene Stevens** - Lot 2-497

**Comment** – Why did you jump the campground so high? Could we get a group rate, because we have a lot of people coming for our reunions?

**Answer – Per Rick McCombe-** We raised our rates to be competitive **with other private campgrounds in our area.** We are talking about a group rate. We are looking to upgrade our electricity and WIFI.

**Shamra Wilethorn** - Lot 4-156/157

**Question** – Should we have an accountant look at the finances?

**Answer – Per Rick McCombe** – We are looking into this.

**If you are not getting your Emails from the office, please check your spam folder and CONTACT THE OFFICE TO LET THEM KNOW, so this can get fixed.**

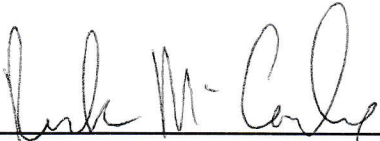
### Closing

**Motion** was made by **Teri Morrow-Sutton**, seconded by **Rick McCombe** to adjourn the meeting @ 11:30 AM. Vote taken. **Motion was unanimously passed.**

**These meeting minutes were approved at the March 9, 2024 Lake of the Pines Meeting**

**Respectively recorded and transcribed by:**

**Office Staff**



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



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