

**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  
January 14, 2023**

**OPENING**

Rick McCombe called the meeting to order at 10:00 am. There were 15 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	John Machnak	Terri Morrow-Sutton
Cheryl Dziurkowski	Rick McCombe	Dave Lynch
	Rod Saunders	Larry Gibson

**ROLL CALL**

Roll Call was taken. Cheryl Dziurkowski joined the meeting via telephone. All other board members were present. Pete Wedesky and Dave Lynch were excused.

**APPROVAL OF MINUTES**

**Motion** was made by **Cindy LaFave** and second by **Rod Saunders** to accept the Minutes of the Board of Directors December Meeting December 10th, 2022, as written. Vote taken. **Motion was unanimously passed.**

**ANNOUNCEMENTS**

- February 11, 2023 is the Ice Carnival. Women’s Club has been hosting this event for over 20 years.
- Men’s Club will host Little Ted’s Fishing contest on Feb 11, 2023.
- Rick McCombe asked for a motion to cancel the February Board Meeting. Motion was made by Terri Morrow-Sutton and Rod Saunders seconded that motion. **Motion passed unanimously.**

## OFFICER'S REPORTS

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

Rick deferred the Shadowbrook Drive update to Cindy Lafave.

She does not have a lot of information that has changed. Conrad Blain produced a deed at the end of the hearing. He said he sold the property to Mark Davis. The Deed was dated August 15, 2022, it was not notarized until January 11, 2023. The date of the hearing. The register of deeds would not accept the deed until changes were made. They are allowing them to make changes to the deed. They have 60 days to clean it up, but we are not sure from what date December 14, 2022 or January 11, 2023. Conrad Blain said that he will help them clean it up. Either way, if it is not done in 60 days, the Judge will rule who will be responsible to finish the cleanup.. Time line could change if there is a big snow storm. They will probably stay there until the last day. If the Township has to go in and clean it up there will no picking and choosing what they can keep or throw away. Everything will go to the dump. They will not be allowed on the property. We are making progress but not as fast as we would like.

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

At our workshop this week, ideas were shared on how to raise money for the lake. One of the ideas was a voluntary \$25 launch fee for everyone that lives on the waterfront. The board made a decision that it would not be fair to waterfront owners. One other idea was to put a gate up at the pontoon island boat launch with a \$25.00 fee for everyone. Cost was around \$14,000.00 for solar gates. No proposal yet. The Board is just looking into it right now. Could have a card or code to use for entrance to the island. Gates would help keep other people from outside of LOP out.

### **SECRETARY'S REPORT – Cheryl Dziurkowski**

NO report

### **TREASURER'S REPORT – Cindy LaFave**

- Expenses for Dec were higher than normal due to a \$30,000 balance paid to PLM. (lake quality services)
- **Motion** was made by **Rick McCombe** and seconded by **Larry Gibson** to approve the bills from December 2022 totaling \$60,507.91. Vote was taken. **Motion was unanimously passed.**

## COMMITTEE'S REPORTS

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

The board has been meeting to go over the budget for 2023. We have met twice and will vote on it in upcoming days. The board has been looking for ways to strengthen our covenants and rules to make them enforceable. Taking away some privileges has not worked. We are still working on

these changes and will meet with our attorney for his suggestions and the correct wording of the changes.

LOP expenses for 2023 will be higher like everyone else's. We are looking at areas where we can decrease expenses. Increases in the fees we charge for our cabins and our campground are being considered. The board has decided to raise the fee for pontoon island boat slips to \$200 per season.

Rick asked for a motion to raise pontoon island fees from \$175.00 to \$200.00 per season. Motion was made by Rod Saunders and seconded by Terri Morrow-Sutton. **Vote was unanimously passed.**

We are also looking at improving the electrical grid in the campground. Dave and John are looking into the upgrade and the possibility of doing it in segments rather than all at once. We want to add WiFi to cabins and the campground. With people working from home and on vacation this is a necessary improvement. We will be getting estimates for both the grid improvements and the WiFi. We will continue to talk about and plan for these necessary improvements. The campground generates a large portion of our income and needs to be updated so that campers will want to return each year.

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

- A garage expansion on Evergreen Trail, new owners. LOP has approved this, just waiting on Township approval.

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

- No report

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

- No report

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

- No report

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

- No report

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

- No report

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

- Past due MA's can be emailed to Terri at: [lopdues@gmail.com](mailto:lopdues@gmail.com) Penalties and interest will be attached to late MA's. They are due April 1<sup>st</sup>, 2023. Late fees and interest can be paid throughout the year.

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

- No report

### **UNFINISHED BUSINESS**

- LOP website is being revised and should be up and running by next week. Mass emailing has been a problem but will be fixed soon.

### **NEW BUSINESS**

- No new business

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

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

- Ice Carnival, February 11, 2023.

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

- Fishing tournament February 11, 2023 registration starting at 7:30 am. Breakfast starting at 7:00 am. Fishing contest will be cancelled if ice conditions are not safe

#### **LOP CIRCLE OF FRIENDS –**

- Bowling party, January 21, 2023 Bowling starts at 6:00 pm, be there at 5:30pm. Gateway Lanes & Lounge in Clare, sign- up sheet in the office.

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

- Everything is going well this year with regards to security. Thank you everyone.
- Reminder – Let your neighbors know if you are leaving for the winter so they can keep an eye on your property.
- Cindy LaFave stated that on Shadowbrook Dr.(blight site) between the hours of 1-3 am in the morning that several cars were going in and out of that driveway. To be alert if you are up at that time.

### **ASSOCIATION TIME**

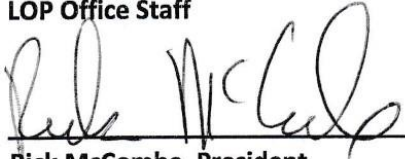
Rick McCombe reminded everyone that Association Time is for members only and that you must state your name, subdivision and lot number. Please limit your time to three minutes.

**Closing**

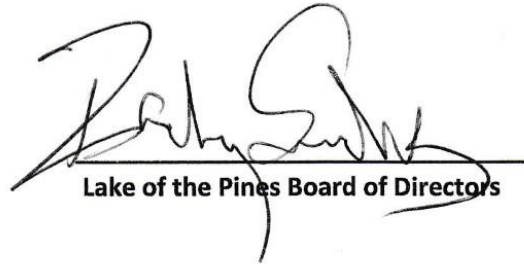
**Motion** was made by **Rick McCombe**, second by **Bob Eckardt** to adjourn the meeting @ 11:11 AM. Vote taken. **Motion was unanimously passed.**

**Respectively recorded and transcribed by:**

**LOP Office Staff**

A handwritten signature in black ink, appearing to read "Rick McCombe", written over a horizontal line.

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

A handwritten signature in black ink, appearing to read "Bob Eckardt", written over a horizontal line.

**Lake of the Pines Board of Directors**

