

**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
March 11, 2023**

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 20 Association 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, John Machnak, Teri Sutton and Dave Lynch were excused.

APPROVAL OF MINUTES

Rick asked for a motion to approve the Jan 14, 2023 board meeting minutes. Motion was made by Bob Eckhardt and second by Rod Saunders to accept the Minutes of the Board of Directors Meeting January 14, 2023 as written. Vote taken. Motion was unanimously passed.

ANNOUNCEMENTS

- Member Assessments are due April 1, 2023, they will be delinquent April 30, 2023.
- Women's Club will be hosting a Soup & Bread Dinner March 25th 2023 at 6 pm in the Rec Hall.
- Ice Carnival and Little Ted's Fishing contest was a great success.
- LOP Circle of Friends will be having Game Night on Saturday April 1, 2023 6:00-10:00 pm in the Rec Hall.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Rick McCombe

Rick deferred the Shadowbrook Drive blight update to Cindy Lafave.

Today March 11 is the deadline. Conrad Blain, 15 minutes before the deadline, gave the deed to Marc Davis which was filed with the Register of Deeds, dated back in February 2022. Monday our Attorney will file contempt of court, for permission to go in to clean up the property. We will have to hire a company with hazmat suits because of human waste on the property. It will cost about \$5000.00 to have them come in and clean it. We talked about LOP people helping but because of this issue we can't. The cost will be filed with the Judge within or by 30 days. Taxes have not been paid this year, the county will not do anything until the taxes have been delinquent for 3 years. We township will be hitting the property owner with \$300.00 tickets if not cleaned up. Neighbors are disgusted with them. Told to call the Health Department daily or weekly. No plumbing, class A sex offender, he (Marc Davis) is not registered at the address, can go on line to Michigan State Sex Offender to see. Lot #111. Freeman Township, legal address, T18N, R6W, section 24, lot 111, Birchwoods Heights, Freeman Township, Clare County MI. They didn't have a search warrant for Marc's arrest. Rod and Larry delivered their MA dues for this year. Are the Blains liable for the past dues? No Marc Davis is. When the Company comes in to clear the property, everything goes. Williams family couldn't sell their mom's house because of the blight on Shadowbrook. We can only take away their privileges. We will be assigned a code enforcement officer to enter the property during cleanup. We are trying to get copies of covenants from other HOA's in the area to see how they define blight so that we add a blight definition to our covenants. Our attorney says we don't have anything in our covenants to fine anyone. We will be working on our covenants to change this. Camping on member lots? Township doesn't allow it but they don't enforce it. (Members were allowed to comment and ask questions during this blight update session.)

VICE PRESIDENT'S REPORT – Rod Saunders

Last month I brought up putting locks and chains at the boat launches.. It would cost about \$1000.00 to do this for all 3 boat launches. A charge of \$25.00 is being proposed for all members who launch a boat on our lake. This will be a yearly charge and a key will be issued. Members with docks on pontoon Island will not be required to pay the \$25 launch fee. Key's can not be copied. Locks and keys will be changed every year. This money is going to support the lake. Hopefully no one passes around their key. Pontoon Island dock fees go to support OUR lake. We have a \$10,000.00 fund to support our lake. Campground will be paying \$25.00 also. There will be a key in the office. What about DNR? Key in the office that DNR can use. It takes 40 people to recoup the \$1000.00 cost of installing locks and chains. We are trying to make it fair so that all users of our lake share in the support of the lake. Our association is running low on funds. Everything is going up in price and so we have to raise charges also. What about floating docks? It cost about a \$1000.00 per floating dock.(Members were allowed to comment and ask questions about this proposal.)

SECRETARY'S REPORT – Cheryl Dziurkowski

No report

Cheryl would like a moment of silence for Carl Parks. Thank you.

TREASURER'S REPORT – Cindy LaFave

- Expenses for February were \$33,936.56,
- Cindy asked for a motion to accept expenses for Feb 2023. A motion was made by **Bob Eckardt** and seconded by **Larry Gibson** to approve the expenses from February 2023. Vote was taken. **Motion was unanimously passed.**

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

Rick asked for a motion to approve the LOP 2023 budget. Motion was made by Bob Eckardt with a second by Rod Saunders. **Vote was unanimously passed.**

We are also going over our covenants for camping and blight issues. We would love to start a committee to help us to go over our covenants. We need volunteers to help.

ARCHITECTURAL'S REPORT – John Machnak

- No report

ECOLOGY'S REPORT – Rick McCombe

- We are having beaver issues again. They are not under control, we will be contacting our beaver trapper to take care of this problem.

MAINTENANCE'S REPORT – David Lynch

- No report

NOMINATING/BALLOTING REPORT – Geri Shaw

- Nominating ballots have to be in by April 30th. Ballots are available in the office.

PERSONNEL'S REPORT – Bob Eckardt

- No report

PUBLIC RELATIONS'S REPORT – Larry Gibson

- We have redone our website and it is working much better.

SPECIAL PROJECT’S REPORT – Terri Morrow-Sutton

- Past due MA’s (member assessments) can be emailed to Terri at: lopdues@gmail.com Penalties and interest will be attached to late MA’s. They are due April 1st, 2023. Late fees and interest can be paid throughout the year. After 30 days there will be a lien put on the property.

FUTURE PLANNING’S REPORT – Pete Wedesky

- No report

UNFINISHED BUSINESS

- No Report

NEW BUSINESS

- Improving campground adding WiFi to campground and cabins. Looking at a business in Cadillac or Mount Pleasant to give us an estimate.

SUB-COMMITTEE’S REPORTS

WOMEN’S CLUB REPORT – Geri Shaw

- March 25th Soup & Bread Dinner in the Rec Hall, bring soup and get a free dinner. Please sign up at the office. Winter carnival was a great success.

MEN’S CLUB REPORT – Bob Eckardt

- 46 adults signed up for the fishing tournament and 6 kids. Great Turn out.

LOP CIRCLE OF FRIENDS –

- Game nite coming up Saturday April 1st in the Rec Hall from 6pm to 10pm, games provided, bring a snack to share and bring your own beverages. 50/50

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- No report of any break ins.
- Starting May 1st security teams are ready to go.
- Proposed Casino Trip - End of May

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.

Don Mann 249-253 Birchwood Heights. Planning a CarShow this summer. Food. Between 20-30 cars. Bring you car, golf cart, side by side are all welcomed. Anyone have any ideas get ahold of me.

Connie Crawford 200-202 Woodland Heights. Towers are a good idea. (Cell towers that will be constructed in our area) Are we learning to live within our budget? Like everything else, everything is going up in price but we did stay within the 2022 budget. Campground- do we need higher amperage service? Yes for the newer RV's. Do we have a campground host? A couple is interested but haven't gotten back with us yet.

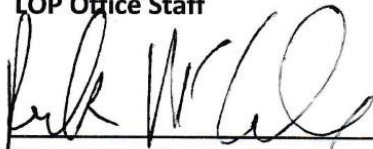
John Mitten 572-576 Birchwood Heights. Is the county going to do any more roads in LOP? Cindy Lafave answered - crushed asphalt (tailings) is not available right now. Probably will go with a chip and seal.

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



Rick McCombe, President

Lake of the Pines Board of Directors



Lake of the Pines Board of Directors