

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

November 12th, 2022

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 32 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	John Machnak	David Lynch
	Rod Saunders	Larry Gibson

ROLL CALL

Roll Call was taken. Rod Saunders joined the meeting via tele phone. John Machnak was absent and unexcused. All other board members present.

APPROVAL OF MINUTES

Motion was made by **Bob Eckardt**, and second by **Pete Wedesky**, to accept the Minutes of the Board of Directors October Meeting October 8th, 2022, as written. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- Thank you on behalf of all of the Veterans in attendance to the LOP Women’s Club for the Veteran’s Dinners and the LOP Men’s Club for contributing
- There will be a LOP Women’s Club sponsored Thanksgiving Feast on November 19, 2022 at 6:00 pm in the Rec. Hall. The cost is \$10.00. There is a menu in the office for you to review as well as a sign-up sheet.
- On 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 – bring your own beverage and appetizer to share. We will have a champagne toast at midnight and 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

- Larry Gibson is willing to fill our open BOD position for Public Relation
- **Motion** was made by **Bob Eckardt**, and seconded by **Cheryl Dziurkowski** to appoint Larry Gibson to fill the vacant Public Relations position on the LOP Board for the remaining term. Vote taken. **Motion was unanimously passed.**
- We have an update on the Shadow brook blight situation and Rick deferred to Cindy LaFave for this discussion because she has firsthand knowledge of the situation.
 - **Per Cindy LaFave** - Blight situation on Shadow brook - We sited the property owner Conrad Blain to clean up the debris on the Shadow brook property. He did not meet the deadline therefore we had the paperwork ready to have the situation addressed in the court. We got a notice on Thursday November 10, 2022 that we have a scheduled formal hearing court date of Wednesday December 14, 2022 at 2:00 pm in Harrison at the Court House. We would like to have as many people as possible from Lake of the Pines present at this court hearing to make our presence known and if called upon have pictures, documented times, and other pertinent documentation to make our case. Cindy is also collecting documentation that you have, so please drop it off at the Freeman Township Hall. Also, the two occupants on the property Dawn Link and Marc Davis were also sited to vacate the property and clean up their mess. They have until next Wednesday November 16, 2022 to meet the deadline. If they don’t meet the deadline and pay their fines, we will also take them to court. We already informed the court that we will be requesting a formal hearing for this situation too. Things are moving slowing but we must work though the system.

Justin Williams – Lot 113 & 114 Birchwood Heights

Comment – It has been reported that Marc Alan Davis is a sex offender and Justin has two young boys. I thought a sex offender had to report their address to the authorities but there is no address on that vacant land.

Answer – Per Cindy LaFave –

You are correct. Marc Alan Davis is a sex offender.

You can as well as everyone else in the LOP neighborhood, go to the Michigan State Sex Offenders website, put in your address, his name and it will show that he is indeed a sex offender, shows his offenses, and also shows that he is in compliant with a properly reported address.

You have the ability to put in a complaint from that website that goes directly to the state police department. Clearly state in your complaint report that Marc Davis is squatting on vacant property next door to you.

Clare County has been made aware of the situation, went to the property to speak to Marc Davis but Dawn wouldn't go get him and they didn't have a warrant so they couldn't enter the property.

The Clare County officer hit Dawn with an obstruction of justice charge. If you see anything do not hesitate to call the non-emergency police station phone number to report what is happening at the time if it is not an emergency situation. If it's an emergency situation call 911

If you see a fire, it is illegal to burn now so call the fire department

Justin Williams - Question – Do I call the health Department or the police department because they are pooping outside and my dogs are rolling in it?

Answer – Per Leo Stevens – Call the Health Department

Answer – Per Cindy LaFave – When you call the Health Department let them know that you are aware that Health Department already came out to the site and were afraid to enter that property so maybe this time they can come with the sheriff's department

Answer – Per Connie Crawford – It is important to show up to court and it does work when many people show up to make your presence known. Connie has first-hand experience.

VICE PRESIDENT'S REPORT – Rod Saunders

□ No report.

SECRETARY'S REPORT – Cheryl Dziurkowski

□ Thank you for generous donations from the LOP Women's Club, LOP Men's Club, and Special Projects for new swimming pool chairs.

TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by **Bob Eckardt** and seconded by **Pete Wedesky** to approve the bills from October totaling \$13,353.33. Vote taken. **Motion was unanimously passed.**
- Thank you everyone for your support and your votes. Cindy did win the election and will be our Freeman Township Clerk for two years.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

- We will be working on the 2023 Budgets. It is expected to take a couple of sessions to work through all of the details

ARCHITECTURAL'S REPORT – John Machnak (Absent)

- No report

ECOLOGY'S REPORT – Rick McCombe

- ☐ Beaver update – We trapped (4) beavers and destroyed several dams & lodges. There potentially could be a couple more beavers causing problems. Rick will contact the beaver trapper to do a survey to confirm whether or not there are more beavers. If indeed there are more beavers, we will hire the trapper again to get rid of them.

MAINTENANCE'S REPORT – David Lynch

- The new Shower stalls in Cabins #2 & 3 are installed. We just have to finish up the sealing and trim.
- We had (16) fire extinguishers checked and tagged by Summit Extinguisher Co. and had to replace 4 of them. There is a 12-year life span on fire extinguishers. We will set-up a schedule to routinely check our safety equipment.
- We are also going to get a quote to have the emergency lights inspected for safety assurance
- We've scheduled all of the septic tanks to be cleaned on Wednesday November 16, 2022. There a total of (7) septic tanks on LOP common grounds.
- The new metal roof materials for the Rec. Hall will arrive on Monday November 14, 2022 and installation will begin on Wednesday November 16, 2022. Weather permitting.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Bob Eckardt

- No report

PUBLIC RELATIONS'S REPORT

- ☐ No report

SPECIAL PROJECT'S REPORT – Terri Morrow-Sutton

- Thank you again for the generous contributions from the Men's Club and Women's Club to purchase swimming pool chair.
- Tiny progress on collection of back dues but again if you have any issues paying for your dues a special email account (lopdues@gmail.com) is set-up to communicate. Reminder that association dues invoices are sent out in February and expected back by April.

FUTURE PLANNING'S REPORT – Pete Wedesky

- Reiterate the importance of attending the December 14, 2022 at 2:00 pm Court House for some potential blight issues resolution

UNFINISHED BUSINESS

- New roof installation to begin Wednesday November 16, 2022 Weather permitting

NEW BUSINESS

- No report

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- LOP Women's Club Meeting scheduled on Tuesday December 13, 2022 at 12:30 pm in the Rec. Hall
- The LOP Women's Club is looking for cookie donations for the December 10, 2022 Santa visit. Please bring to the Office before 1:00 pm on December 10, 2022. Remember that some people are allergic to nuts. Also, please be sure to have a short December BOD meeting.

MEN'S CLUB REPORT – Bob Eckardt

- The Men's Club donated \$1,000 for swimming pool chairs and also donated beer & hams for the Veterans Dinner.
- LOP Men's Club Meeting scheduled on Wednesday December 14, 2022 at 5:00 pm in the Rec. Hall

LOP CIRCLE OF FRIENDS – Dave Lynch

- The Chili/Bonfire was a huge success. Thank you everyone for supporting our newly created group
- We're hosting a Game Night in the Rec. Hall on December 1st, 2022 at 6:00 pm. Please bring your favorite beverage and a snack to share.
- We have our first open committee meeting scheduled on December 7, 2022 at 7:00 pm. We encourage all to come and share your ideas with us.
- The COF donated the funds to replace the icicle lights in the Rec. Hall

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Everything is going well this year with regards to security except for Shadow brook situation. Thank you everyone.
- Security officially ends at the end of November but a couple of guys will still drive around.
- The Little River casino trip was a huge success. We made \$1,000 in profits which is enough money to cover the cost for LOP security next year. Thank you everyone.

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.

Steve Berry - Lot 115 Pinehurst

Question – Are there any updates on the Dam?

Answer – Per Rick McCombe – We're still waiting for signed copies of the final agreement

Answer – Per Carl Parks – It's official because Carl Parks signed the documents on November 11, 2022.

Comments – Per Carl Parks – Carl Parks said if we see anything going on regarding the lake level to call him. LOP Office staff has Carl’s personal phone number

Comment/Question – Per Rick McCombe – We typically lower the water level during the winter. Can you lower the water so the seawalls don’t cave in?

Answer – Per Carl Parks – Yes, when I get the keys. Rick McCombe will give Carl Parks his set of keys.

Question – Per Pete Wedesky - Aren’t the water levels controlled by the court order?

Answer – Per Carl Parks – Yes, but there is a range of 6” above or below the legal water level

Ed Chrzaniwski - Lot 577, 578 & 435 - Birchwood Heights

Question – Any updates on the concerns brought up last month regarding the outhouse on someone’s property?

Answer – Per Rick McCombe – Rick looked at the website but there isn’t much we can do except go and measure the distance to your property

Answer – Per Steve Berry – That sounds like a Health Department issue

Answer – Per Cindy LaFave – Call Freeman Township on Monday November 14, 2022 and Cindy LaFave will investigate the ordinance. She will also check with Al.

Answer – Per Leo Stevens – Was on the planning commission and I believe outhouses are not allowed

Answer – Per John Mitten – This has been an issue for 15 years. We talked the guy

Answer – Per John Patch – The guy said he doesn’t need water or electricity because he can use the pool showers. He put up the outhouse for his wife and daughter. He doesn’t plan on ever living there.

Matthew Hurst - Lot 124 & 125 - Villa

Question – Is there anything we can do about other blight issues.

Answer – Per Cindy LaFave – We have to go through Freeman Township. Cindy LaFave can help you on Monday to file a complaint report. It could already be in the works.

Ben Downer - Lot 77 - Pinehurst

Comment– There is a guy by me living in his garage and we have to do something about it. He is setting a precedent. Don’t’ forgot about him too.

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – Connie put in a complaint a few years ago for someone who put up a shed in the Villa that they are living in it in the summer.

Answer – Per Cindy LaFave – We may have to pay ourselves for attorney fees to get these issues under control.

Closing

Motion was made by **Rick McCombe**, second by **Larry Gibson** to adjourn the meeting @ 10:51 AM. Vote taken. **Motion was unanimously passed.**

Closing

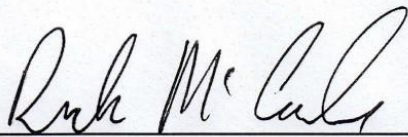
Motion was made by **Rick McCombe**, second by **Larry Gibson** to adjourn the meeting @ 10:51 AM. Vote taken. **Motion was unanimously passed.**

These meeting minutes were approved at the December 10, 2022 Lake of the Pines Board Meeting

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