

**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

October 14, 2023

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 37 Associations 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	Larry Gibson	Dave Borle

ROLL CALL

Roll Call was taken. Cheryl Dziurkowski, Clayton Basler, Rod Saunders and Geri Shaw were absent and excused. All other board members present.

WELCOME

Thank you all for attending our BOD meeting. There were no new members in attendance. Also, Teri Morrow-Sutton is managing (2) Board Positions (Personnel and Special Projects)

APPROVAL OF MINUTES

Motion was made by **Teri Morrow-Sutton** and second by **Cindy LaFave**, to accept the minutes of the September 9, 2023 BOD meeting. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- We are in need of 3 new Board Members, we usually function with 12 members, we have 9 members right now. □ Today is the adult hayride.
- The Red Hat Ladies are having a bonfire on Wednesday October 18, 2023. Bring your own beverage and a chair. It will be at the Pavilion at 5:00pm.

- We also will be having a Chili and Bonfire on October 21, 2023 starting at 5:00 pm until 10:00 pm.
- The Women's Club will be hosting their annual Veterans Dinner on Nov 11
- I would like to thank all of the volunteers who helped to prep and paint the Rec Hall.
- We also have new chairs. Thanks to generous donations from Don & Jan Mann and the Women's Club, we have 100+ new chairs.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Rick McCombe

- We are still in need to getting our bridge repaired. I have been talking to Spicer Engineering about how to fix and what the costs may be. I have received an E-mail from Steve Berry. He is looking at the inspection report and will get back with me with his suggestions. There is another Company in Saginaw that I will make contact with for additional help and direction.
- Five years ago, LOP signed a contract with West Bay Exploration Company to lease our land for oil exploration. The contract allows them to renew their contract with LOP every five years. We have received a check from West Bay for \$27,000 for another five-year lease of our land

VICE PRESIDENT'S REPORT – Rod Saunders

No Report.

SECRETARY'S REPORT – Cheryl Dziurkowski (Absent)

No report.

TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by **Teri Morrow-Sutton**, and seconded by **Rick McCombe** to approve the bills from September totaling \$17,956.99. Vote taken. **Motion was unanimously passed.**
- **Changes to Membership Rules and Regulations** Page 7-Remove "Copies of the applicable deed restrictions may be obtained from the office", Add "Copies of the applicable deed restriction may be obtained from the Registrar of Deeds".
- Page 9- Boat Ramps- Add "There will be a \$5.00 per day launch fee for guests and campers and cabin renters.
- Page 11-Hunting- Remove "The property owner must be in residence or on common property when their guests are hunting-ADD- "All guest must obtain a guest pass from the Office if hunting without the member present". ADD- "Bow hunting only allowed in the Pinehurst Hunting Area during bow season."
- Page 14-Cabin Rental Units #7 remove "Check in at the office if arriving before 4:30 pm. Add "Check in at the office if arriving before 4:00."

- Page 15-Cabin Rental Units #16 Remove “Quiet time will be observed from 11:00 pm to 8:00 am. Add “Quiet time will be observed from 10:00 pm to 8:00 am.”
- Page 17- Association Rules -#7- Remove “Check in at the office prior to setting up camp between 9:00 am and 4:30 pm.” Add “Check in at the office prior to setting up camp between 9:00 am and 4:00 pm.”
- Motion was made by **Teri Morrow-Sutton** and 2nd by **Dave Lynch**. **Motion was unanimously passed.**
- These Rules and Regulations changes will be available on the LOP web site and also paper copies in the Office.
- Campground and Cabin Rental Agreement. Add clause requiring the renter /occupier to be 21 years of age or older. There was some damage done to one of the cabins by an individual who was not 21 years old. Motion made by **Dave Lynch** and 2nd by **Teri Morrow-Sutton**.
- A Motion by the Board to release the lien on Shadowbrook Dr. property, previously owned by Mac Davis, in the amount of \$970.00. Release the Township for 1 year (2023) from LOP assessment. Motion was made by **Teri Morrow-Sutton** and 2nd by **Jon Thomas**. **Motion was unanimously passed.**
- Shadowbrook Update. The Township is now the owner of the property. A dumpster has been delivered. Don Mann will be the lead on the clean-up of the Shadowbrook site. We are in need of volunteers to start cleanup on Monday October 16th, 2023 at 10:00am. Please contact Don Mann if you can help with the cleanup. You may get his number from the office.

Are there going to be any Health Inspections? No, that will be up to the next owner. Will there be more than 1 dumpster? Hopefully when it filled that they will dump it and bring it back.

COMMITTEE’S REPORTS

EXECUTIVE’S REPORT – Rick McCombe

- We are in the process of getting WiFi installed at pontoon island, cabins and campground. Components have been purchased. Dave Borle has volunteered to install a WiFi hub on the metal tower outside of the rec hall. Bill Stanley has offered the use of his manlift for the installation of the hub and cameras. We are hoping to get the install accomplished in the next few weeks.

ARCHITECTURAL’S REPORT – Clay Basler

- No Report.

ECOLOGY’S REPORT – Jon Thomas

- Year End PLM water quality reports over all very good.
- In 2022 we paid \$46,000.00 for evasive Mil Foil to this year we paid \$19,000.00.

- We are stocking the Lake with 1000 Hybrid Blue gills and 800 Large Mouth Bass.
- We still have a Beaver problem. Big Silver Lake water going up, we are working on this issue.

MAINTENANCE’S REPORT – David Lynch

- Please get your boats off Pontoon Island by October 17th, 2023. Docks will be coming out on that day. Any volunteers to help remove the docks would be helpful.
- Campground will close October 22, 2023
- I would like to “Thank the maintenance crew for everything that they do. They work hard to keep our property clean and safe.”
- Also “Thank you to the ladies that put the flowers in and keep it looking nice around the Office”.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL’S REPORT – Teri Morrow-Sutton

- We are tabling the rate increase for Cabins, and the Campground so further discussion can be made. Motion made by **Rick McCombe** and 2nd by **Teri Morrow-Sutton**. **Motion was unanimously passed.**
- To raise the Rec Hall \$50.00 per day for rental. Motion made by **Rick McCombe** and 2nd by **Cindy LaFave**. **Motion was unanimously passed.**
- Any donations can be made to Pontoon Island.
- Office help and Maintenance are very much appreciated.

PUBLIC RELATIONS’S REPORT

No report.

SPECIAL PROJECT’S REPORT – Teri Morrow-Sutton

- We are continuing to collect back dues. Emails seem to be a good tool for this effort. Please make sure our LOP office has your current email address.
- Long term goals are to use email messaging more in an effort to cut down on expensive postage mailings. Stamps are going up to .68 cents. We are looking at Emailing members for Maintenance Assessments because of the postage rate increase and wanting to save money.

FUTURE PLANNING’S REPORT

- No report

UNFINISHED BUSINESS

- No report

NEW BUSINESS

- No report

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- October 28th 2023 will be the Boofet starting at 6:00pm. Sign up at the Office. \$10.00 per person. There will be Horror D'oeuvres, Dead Zerts, Main Corpse and Putrid Potions. Costumes not required by encouraged. Ghoulish games.
- November 11, 2023, Veterans Dinner at 6:00 pm for LOP Members only.

MEN'S CLUB REPORT – Al Bywater

- No Reports.

LOP CIRCLE OF FRIENDS – Dave Lynch

- The LOP Circle of Friends group will be hosting a Chili Bonfire on Saturday October 21st, 2023 from 5:00 pm to 10:00 pm. Sign up at the office if you would like to bring a pot of Chili. Chili is \$5.00 per person if you do not bring a pot of Chili. There will be basket raffle 50/50.

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Violations were down this last month. Vandalism was a problem at cabins, campground and Pontoon Island.
- The casino trip is October 24, 2023. The price is \$40.00 per person. Seating limited to 56 people. We still have room for more. Sign up at the Office. Package includes round trip bus transportation and \$20.00 in free play. Raffles and drawing on the bus. Bus will leave at 8:45 am and return about 5:00 pm.
- We plan to have another casino trip in October. Watch for more details.

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.

Benjamin Harris - Lot 5-040,041,042 Pinehurst Heights Birchwood Estates

Comment/Question – Stopped at the office to get the key for the brush pile and took a pine tree in and it was brought back to my house.

Answer – Per Dave Lynch – You were contacted by Maintenance about NO TREES are to be Brought back to the brush pile.

Answer – Per Dave Lynch – Tonya also contacted you at your house.

Answer – Per Kim Roy – I was at the office that day, about 9:05 am, and was getting ready to open up the office when you came in and I gave you the key. Then it dawned on me that you were the one pulling a whole pine tree behind your truck and got ahold of Maintenance, to let them know you took a whole tree back there.

Dave Olley – lots 4-023/4-024 - Tamarack Trails

Comment/Question – The boat launch on Evergreen is not in very good condition. **Answer**

– **Per Rick McCombe** – He will be looking into this launch.

Brian Bouwens - Lot 4-138 – Tamarack Trails

Comment – Can we have a sign in sheet for the Board Meetings?.

Answer- Per Rick McCombe- We will be looking into it. Sounds like a good idea.

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – Balsam Woolly caterpillars are in the Clare News. They are an invasive species.

Comment – On Shadowbrook Dr., the 5th wheel is back. Just letting us know.

Pete Wedesky – Lots 4-086 & 4-087

Comment- The boat launch on Larch is in need of some fixing.

Answer- Per Rick McCombe- will be looking into that boat launch also.

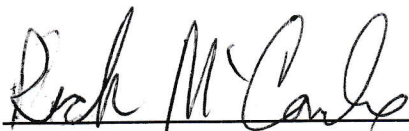
Closing

Motion was made by **Cindy LaFave** and 2nd by **Teri Morrow-Sutton** to adjourn the meeting @ 11:07 AM. Vote taken. **Motion was unanimously passed.**

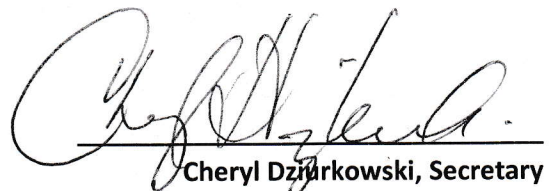
These meeting minutes were approved at the November 11, 2023 Lake of the Pines Board Meeting

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