

**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
September 10th, 2022**

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 22 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	

ROLL CALL

Roll Call was taken. Cheryl Dziurkowski joined the meeting via tele phone. Rod Saunders and David Lynch were absent and excused. All other board members present.

APPROVAL OF MINUTES

Motion was made by **Terri Morrow-Sutton**, and second by **Geri Shaw**, to accept the Minutes of the Board of Directors August Meeting August 13th, 2022, as written. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- There is an Adult Hayride and Bonfire scheduled for September 24, 2022 at 6:00 pm.
- There is a Women’s Club Meeting scheduled on Tuesday September 13, 2022 at 12:30 pm in the Rec. Hall
- There is a Men’s Club Meeting scheduled on Wednesday September 14, 2022 at 5:00 pm in the Rec. Hall
- Swimming Pool will be closed for the season on September 11, 2022

- Adopt a Highway Tuesday at 9:00 am September 27th, 2022. Meet at the LOP Pavilion. We will be picking up trash on 115, Ashard, Hemlock, & Lake Station. A lunch will be provided. Volunteers Needed

OFFICER'S REPORTS

PRESIDENT'S REPORT – Rick McCombe

- The LOP Office Staff has been receiving many reports of camping on LOP member owned properties. Camping on LOP member lots is prohibited by our covenants. We are very limited on what we can do to enforce this rule. Rick McCombe will be sending out an email message to remind our LOP Association Members that camping is prohibited everywhere in Lake of the Pines except our campground. This email will also include a survey question about changing our covenants to allow camping with restrictions.

VICE PRESIDENT'S REPORT – Rod Saunders

- No report.

SECRETARY'S REPORT – Cheryl Dziurkowski

- Hopefully everyone had the opportunity to enjoy our fireworks display on September 3, 2022 but unfortunately, we did receive some complaints. Apparently, some LOP Association Members felt that we have better things to spend our Special Projects funds on than fireworks. I take this opportunity to inform our LOP community that is not aware that we had a jug in our LOP Office that is specifically used to collect donations for fireworks. It took a couple of years but we collected \$2,084.00. The total cost for this year's fireworks was \$2,297 and Rod Saunders donated the difference. Wally our fireworks displayer donated his time as well as approx. \$800 of additional fireworks. We appreciate all of the donations and can assure you that no money was taken from Special Projects. If you enjoyed our fireworks display, please continue to donate so that we can have fireworks again in the future.

TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by **Bob Eckardt**, and seconded by **Geri Shaw** to approve the bills from June totaling \$26,390.69. Vote taken. **Motion was unanimously passed.**

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

- No report

ARCHITECTURAL'S REPORT – John Machnak

- Received a couple of inquiries for new pole barns – literature was sent out

ECOLOGY'S REPORT – Rick McCombe

- We've been collecting money to restock our lake with fish. Last year we had enough money to buy the fish but there was no fish available to purchase. We checked again this past spring and the same situation. Finally, we checked again two weeks ago and there may be fish available to purchase at the end of September. We plan to stay on top of it and just as soon as the fish

become available, utilizing the previously collected funds we will restock our lake. If you have recommendations or preferred types of fish that you would like restocked in our lake, please let the LOP office staff or Rick McCombe know.

- PLM, our lake management company came out and treated our lake for weeds and algae four times this year. The last time they came to treat our lake they also collected water to do a water quality evaluation. That evaluation usually takes about a month to do. Once we get the water quality report back from PLM, we will send it out via email too all LOP association members.

MAINTENANCE'S REPORT – David Lynch

- No report

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Bob Eckardt

- **Motion** was made by **Bob Eckardt**, and second by **Cindy LaFave**, to give Tonya Chapman a 50 cent an hour raise based on an employee evaluation and to have the raise retroactive to the first of the month. Vote taken. **Motion was unanimously passed.**
- Bob Eckardt also wanted to take the opportunity to thank all of our LOP employees Al, George, Tonya, and our office staff for the good job they all do.

PUBLIC RELATIONS'S REPORT

- No report

SPECIAL PROJECT'S REPORT – Terri Morrow-Sutton

- Current Special Projects task is collecting delinquent association dues. A special email account (lopdues@gmail.com) is set-up to communicate with association members. To date there were 25 phone calls made to collect the delinquent payments and thus far received payments back from 12 association members. This effort is paying off but there is still much more work to do.
- Please let's take a moment of silence in remembrance of all that lost their lives on 9/11 especially the 343 firefighters and first responders. Terri and her husband are firefighters and we thank them both for their service.

FUTURE PLANNING'S REPORT – Pete Wedesky

- No report

UNFINISHED BUSINESS

- We finishing up the paperwork for Clare County taking control of our dam. They provided us a map that shows the area that is an easement for them to access the dam. We do not have a date yet for the final sign-off. The Clare County will let us know when the area ready and it should be soon. Our attorney will make sure that all of the paperwork is in order before signing anything. We will call a special association meeting to make sure everyone knows what we are signing up for prior to signing the document.

NEW BUSINESS

- We hired a company to put up the new metal roof on the Rec. Hall and office. It's expected to start going up at the end of September.
- We purchased a new AC unit for the LOP Office and is expected to be installed later this month

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Women's Club Meeting scheduled on Tuesday September 13, 2022 at 12:30 pm in the Rec. Hall
- Thank you to all of the volunteers for the MMI Picnic. We had a lot of great help for the long day events but very fulfilling and blessed.

MEN'S CLUB REPORT – Bob Eckardt

- Men's Club Meeting scheduled on Wednesday September 14, 2022 at 5:00 pm in the Rec. Hall
- Thank you to everyone coming out to the Beer & Brats & Karaoke event presented by the Men's Club.

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Everything is going good with the exception of a couple of minor four-wheelers/quad issues. Thank you everyone.
- Plans for another Little River casino trip on Thursday October 20, 2022. The cost is \$40.00 and you get back \$20.00 in credits. There are 56 seats available so hurry and sign up in the LOP Office. Four people missed our last trip because they didn't sign up early.

BEAVER PROBLEMS

We had two guests join us today to discuss the beaver problems here at Lake of the Pines. Clare County Drain Commissioner – Carl Parks and John Tanner – Silver Lake Resident.

Per Pete Wedesky –

- There are three sources of water – The creek off Hemlock, Silver Lake, & Cranberry Lake
- We had (2) trappers trying to catch beavers
- Every time we clear out the branches and debris the next day its right back
- We lost two football fields of land due to flooding
- We're trying to get the drain commissioner to clear out the culvert on Ridgeway Trail

Per Carl Parks -

- Clare County provided 2 Trappers who set traps at Ridgeway Trail and Little Silver Lake – those trappers caught a couple of beavers
- Pedestrians (maybe kids) either scare the beaver away or were destroying their equipment so the trappers quit.
- Clare County will not allow Carl to hire any more beaver trappers because the issue is a LOP issue
- There are two active large beaver dams that need to be addressed. We can tear the dams down but they will build them right back up. We need to remove the beavers. If the roads flood the drain commissioners will put up a sign “Water over the Road”
- Carl will speak to the DNR to see if LOP can get a permit to hire trappers to resolve the issue.
- It will cost between \$400 & \$500 to trap beavers. That price will cover catching all the beaver for a period of time but if the return you have to pay again

Per John Tanner -

- The beavers are huge and are harder to catch
- This has been the worst year for beavers
- Doubt that Silver Lake will share the costs associated with removing the beaver
- Someone put up a scarecrow that work for a little while – but no too long
- John knows an old-time trapper and will provide LOP with contact information

CLARE COUNTY SPECIAL ASSESSMENT INCREASE

We had Clare County Drain Commissioner – Carl Parks speak to us about the Special Assessment increases all of the LOP property owners recently received.

Per Carl Parks -

- The special assessment increase is to cover dam maintenance, engineering, attorney fees, and protection money if anything happens to the dam
- This is a “onetime only” fee
- No money in that increase for dam modification. The dam is looking good. Legal lake level will remain as it is today.
- The increase is not in effect yet. You can dispute this increase at the September 23, 2022 drain commission meeting. If it passes, we can expect to see this increase on our winter tax bill.

ASSOCIATION TIME

Rick McCombe reminded everyone that Association Time is for members only and that you must state your name, subdivision and lot number.

Don Kowalski – Lot 37 - Villa

Comment – I'm handing in a Petition for the Blight/Business on 4411 Ridgeway Trail to the LOP Board of Directors. We have forty signatures and would have another 20 or 30 but the people are scared of retaliation. I already handed in a copy of this petition to Freeman Township and may or may not hand in a copy to Clare County.

Comment – The property that LOP just sold has campers on it. It states in the covenants that camping is not allowed. Once the covenants are broken and proven to be broken, the courts will not listen.

Comment – The new house being built next to Pete Wedesky looks nice but very illegal because it doesn't have a foundation. It means now that the covenants are broken, we will have mobile homes all over LOP and you will not be able to stop it.

Answer – Per Rick McCombe – That is not a mobile home going in it is a manufactured home with skirting planned for installation. You won't know what kind of foundation it has.

Answer – Per Don Kowalski – mobile home and manufactured home are one in the same.

Answer – Per Rick McCombe – No! A mobile home stays on a trailer and a modular home is put on a foundation.

Answer – Per Leo Stevens – Someone put up a manufactured home 47 years ago so if that's your reasoning, then the covenants were broken 47 years ago.

Bill Pullman - Lots 102 & 103 – Tamarack Trails

Comment – Once the axle is removed, there is a deed, & its place on a basement or crawl space it's no longer considered a mobile home.

Ken Waryas - Lots 106 – Tamarack Trails

Comment – That property that Don Kowalski provided the petition for has a commercial dumpster and is usually overflowing. They have 5 covered trailers, 1 single boat trailer, 2 boats, 2 jet skis, 4 pontoon boats and a travel trailer with no license plates. They take that travel trailer with no license plates to our campground every holiday.

Answer – Per Cindy LaFave – Can we contact the trash company and inform them that this is a residential area and not a business?

Answer – Per Rick McCombe – We can put a stop to them bringing their travel trailer to the campground for 30 days and we can contact our lawyer to see if there is anything else we can do? The final thing we can do is take them to court but it takes money that we don't have and they have been taken to court already and they just pay the fees and continue along.

Beth Baxter - Lot 72 Tamarack Trails

Question – Can a laminated sign be made and mounted by the narrows to stop throwing rocks into the lake. These rocks are there to stop erosion? Beth and Deb Bouwens fished out the rocks from the lake and put them back but kids keep throwing them back into the water.

Answer – Per Rick McCombe – Yes, we can put up a sign.

Question – It seems like there is a gray line about what we can and can't do in the lake? Beth was told that it is illegal to remove stumps, trees, rocks, etc. from the water. What is the true line of what we can or can't do?

Answer – Per Rick McCombe – It is a lot easier to ask for forgiveness then it is to ask for permission. Officially, we are supposed to get a permit to remove anything from the water.

Brian Bouwens – Lot 138 Tamarack Trails

Comment – Regarding the commercial dumpster and business on Ridgeway Trails, be aware that there are many businesses in LOP and you will have to apply enforcements to all businesses and not just one.

Steve Andrews - Lot 280 Woodland Heights

Comments – There is a 6" Tube used to drain the swamp at the Hemlock creek. If we increase that to a 12" tube maybe the problem will be resolved.

Al Kagle - Lot 74 Pinehurst

Question – Going back to camping on owner's properties, why don't we change them the same way as if there were in the campground?

Answer – Per Rick McCombe – That would require a change in the covenants but it seems like one way or another we have to make a change to address the issue.

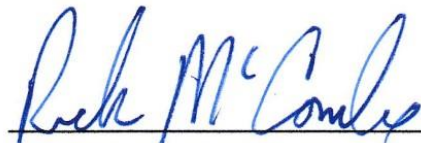
Closing

Motion was made by **Rick McCombe**, second by **Bob Eckardt** to adjourn the meeting @ 11:19 AM. Vote taken. **Motion was unanimously passed.**

These meeting minutes were approved at the October 8, 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