

**Lake of the Pines  
Association Inc.  
7257 Ashard Road Lake, MI 48632  
Phone: (989) 588-9304 Fax: (989) 588-4145**

**54<sup>th</sup> Annual Lake of the Pines Membership Meeting Notes**

May 25th, 2024

**OPENING**

**Rick McCombe** called the meeting to order at 1:00 pm. There were 50 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	Open	Eric Williams

**ROLL CALL**

Roll Call was taken. All other board members were present.

**ANNOUNCEMENTS**

- This will not be a typical BOD Meeting. Our primary focus for this meeting is the elections of new BOD members and listening to what our LOP Association Members have to say
- Women’s Club will be hosting a Pig Roast on May 26, 2024
- Men’s Club will be hosting a fishing tournament on June 8, 2024 – Jay’s donated kid prizes for the winter carnival that we did not use so we will award those prizes to the winners at this fishing contest
- Security Patrol will be hosting a fundraiser casino trip on June 11, 2024
- Circle of Friends will be hosting a 2<sup>nd</sup> Annual Cornhole tournament on June 15, 2024

## **OFFICER'S REPORTS**

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

- Rick McCombe's Annual Meeting Report is on page 11
- We were hoping to report good news regarding the campground bridge effort but unfortunately even though we remained very optimistic to have our campground opening before camping season began, it didn't happen. Cindy LaFave contacted (State Representative) Tom Kunse's office to nudge EGLE for that permit. His office staff member said via an email message that we should have the permit in our hands in two weeks. So, our new target date for opening the campground is 4<sup>th</sup> of July.

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

- No report for this meeting
- Rod Saunders's Annual Meeting Report is on page 12

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

- Cheryl Dziurkowski's Annual Meeting Report is on page 12
- "Thank you" to Rick McCombe for his service on the LOP Board of Directors

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

- Cindy LaFave's Annual Meeting Report is on page 13 followed by a YTD Profit & Loss Comparison and a full financial report from our accountant. At any time if you have a question and or concern regarding our financial statements stop by the office.
- We now have four (4) part time office staff members that are able to switch so they don't have to work every weekend during the summer.

## **COMMITTEE'S REPORTS**

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

- No report

### **ARCHITECTURAL'S REPORT – Clay Basler**

- Clay Basler's Annual Meeting Report is on page 26

### **ECOLOGY'S REPORT – Jon Thomas**

- Jon Thomas's Annual Meeting Report is on page 29

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

- Dave Lynch's Annual Meeting Report is on page 26
- Dave Lynch will encourage the office staff to hang up on disrespectful association members



- Thank you to:
  - the Office Staff for their hard work
  - the Maintenance staff for their hard work keeping up the grounds so that LOP is appealing to everyone.
  - Rick McCombe for the great job on our BOD

**NOMINATING/BALLOTING REPORT – Geri Shaw**

- Geri Shaw’s Annual Meeting Report is on page 29
- We did have an election today May 25, 2024 for Proposed ballot issue, Board of Directors members and a Nominating Committee member.
- Vote was taken on the Proposed Ballot to Place a \$10,000 cap on the cabin funds and transfer the remainder to the general fund

**Yes 233 votes                      No 46 votes**

The “**Yes**” votes exceed the “**No**” votes therefore a \$10,000 cap will be placed on the cabin funds and transfer the remainder to the general fund

**Board of Directors**

**Candidates**

Gerry Broski	214 Votes
Vicki Brauner	233 Votes
LaCinda LaFave	237 Votes
David Borle	216 Votes
Rod Saunders	161 Votes

**Write-in Candidates**

Don Mann	46 Votes
Phil Borowski	1 Vote
Ken Hart	2 Votes
Connie Crawford	2 Votes
Mike Peterson	2 Votes
Don Parke	2 Votes
Stephanie Moreland	1 Vote

The top (5) candidates fulfilled five available BOD positions. We have a full BOD position this term. These candidates will serve a three-year term from 2024-2027.

**Nominating Committee**

Nancy Wilamowski	242 Votes
Don Mann	1 Vote

Nancy Wilamowski was elected to the Nominating Committee. Nancy Wilamowski's term will last three years 2024-2027.

- **Motion** was made by **Geri Shaw**, and second by **Teri Morrow-Sutton**, to destroy the 2023 Annual Meeting voting ballots. Vote taken. **Motion was unanimously passed**

#### **FUTURE PLANNING'S REPORT – Eric Williams**

- No report for this meeting
- Eric Williams's Annual Meeting Report is on page 27 & 28

#### **PERSONNEL'S REPORT – Teri Morrow-Sutton**

- Teri Morrow-Sutton's Annual Meeting Report is on page 27
- We have a great staff here at LOP (maintenance & office) and they are doing a good job.
- Our office staff is been getting a lot of grief from some of our association members lately. Please understand that they the front line to our association and deserve respect. They follow the bylaws and covenants as written. If there are variances and/or inconsistencies, they receive their direction from the BOD. If you any have issues and feel the need to express your frustrations on someone, please contact one of the BOD members for a resolution

#### **PUBLIC RELATIONS'S REPORT – Clay Basler**

- No report

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

- Teri Morrow-Sutton's Annual Meeting Report is on page 31
- Continuing to try to collect back association dues and look forward to starting a committee with experts in real estate law, real estate taxes, liens, or people willing to investigate the different types of leverage we can use to make acquiring back association dues less tasking.
- Please use [LOPdues@gmail.com](mailto:LOPdues@gmail.com) if you have any questions and/or concerns.

#### **UNFINISHED BUSINESS**

- None

#### **NEW BUSINESS**

- None



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

### **WOMEN'S CLUB REPORT** –\_Geri Shaw

- Geri Shaw's Annual Meeting Report is on page 31
- Pig Roast tomorrow. Serving from 4:00 -5:00 pm Carry-outs will be served from the backdoor of the kitchen and Dine-In will be served in the Rec. Hall
- Women's Club meets the 2<sup>nd</sup> Tuesday of every month in the Rec. Hall at 12:30 pm

### **MEN'S CLUB REPORT** –\_Al Bywater (Absent)

- Al Bywater's Annual Meeting Report is on page 31 & 32
- Men's Club will be hosting a fishing contest on June 8, 2024. Registration is: 7:00 – 10:00 am Contest closes at 2:00 pm for weigh-ins Entrance fee is: \$10 per adult and kids 12 and under free. Trophies will be awarded. No fishing license required because it is the DNR free fishing weekend.
- The Men's Club 4th of July Celebration & Karaoke is TBD

### **VOLUNTEER SECURITY PATROL REPORT** –\_Leo Stevens (Absent)

- Leo Stevens's Annual Meeting Report is on page 31
- Security/Patrol will be hosting a fundraiser Little River casino trip on June 11, 2024. The cost is: \$40 and is limited to the first 56 people. The bus will leave LOP at 8:45 am and return to LOP at 5:00 pm Forms are available in the LOP office and must be returned to the Men's Club with their payment by June 4, 2024.

### **CIRCLE OF FRIENDS'S CLUB REPORT** – Dave Lynch

- No Report
- Circle of Friends Club will be hosting a corn hole tournament on June 15, 2024 from 4:00 – 10:00 pm at the LOP Pavilion. Entry fee is: \$10 and will be divided 50%/50%. There will be food for purchase along with a bonfire and 50/50 drawing. Cornhole boards are needed.
- Monday June 3, 2024 Circle of Friends Open Meeting scheduled in the Rec. Hall at 6:00 pm
- Circle of Friends have a Father's Day Gift Basket – Tickets \$1.00 each or 6 tickets for \$5.00 and can be purchased in the LOP office



## ASSOCIATION TIME

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

**Kim Roy** - Lot 236-237 - Birchwood

**Comment** – Thank you to the BOD. You guys do an awesome job!

**Dave Wilamowski** - Lot 156-157 – Tamarack Trails

**Question** – Is the Bridge contractor going to be prepared to move forward on our bridge project once the permit is received from EGLE? Typically, this is their busy time of the year.

**Answer – per Rick McCombe** – Once we get the permit from EGLE, the contractor is prepared to order the culvert from the culvert supplier. The culvert supplier is on standby and expecting this order. Upon receipt of the new culvert, the contractor said he can finish the job in two weeks. We forward the information from Tom Kunse's staff member stating that we will have the permit in two weeks to the Bridge contractor.

**Shamra Weithorn**- Lot 156-157 – Tamarack Trails

**Question** – Do we add a fine for people paying their association dues late?

**Answer – per Teri Morrow-Sutton** – Yes, per our covenants there is a \$25.00 late fee per lot added to the invoice on May 1<sup>st</sup> of each year plus a % finance charge added each month until the dues are paid in full. We currently have about a \$54,000 in late dues and approximately \$22,000 of the \$54,000 have liens applied to them.

**Denise Schneider** - Lot 84 & 85 – Birchwood Heights

**Comment/Question** – I heard that one of my neighbors is opening up an Air B&B. Is that allowed?

**Answer – Per Rick McCombe** No, per our covenants and bylaws, businesses are not allowed. However, it really depends on how you interpret the covenants and bylaws, because it can also apply to selling AVON, doing haircuts in your house, lawn service, internet business, etc. It is not clearly spelled out exactly what "BUSINESS" means. Also, there is no zoning designations at the township.

**Comment**– Downstate there is a "Buy nothing" group on Meta/Facebook where the people in the group can sell/give away their goods and it would be nice to have something like that started here at LOP. However, it would have to be managed.

**John Mitten** – Lot 572-576 - Birchwood

**Question** – What privileges do the Air B&B customers get?

**Answer – Per Rod Saunders** – The pool, campground, cabins, hunting grounds, boat launches, are members only privileges and are not to be given to Air B&B customers



**Steve Andrews** - Lot 280 Woodland Heights

**Comments** – Air B&B customers should not get any privileges!

**Kim Roy** - Lot 236-237 - Birchwood

**Comment** – Campground guests pay \$5.00 per day for boat access fee. Never seen an Air B&B customer come into the office and ask for a guest pass

**Shamra Weithorn**- Lot 156-157 – Tamarack Trails

**Question** – When are we going to restock our lake with more fish?

**Answer – per Jon Thomas** – Hopefully this year. We have a couple of fundraisers coming up to generate the funds to purchase more fish.

**Tim Beckett** - Lot 70 – Pinehurst

**Comment/Question** – I understand that there is an organizational meeting to elect officers right after the Annual Membership Meeting. Can you post something on the website indicating who the new officers are so that we know who is in charge?

**Answer – per Rick McCombe** – Yes

**Question** – Is there anyone else leaving the BOD this term?

**Answer – per Rick McCombe** – No, only Rick McCombe

**John Mitten** – Lot 572-576 – Birchwood Heights

**Question** – Any idea how the car show did?

**Answer – Per Don Mann** – They made about \$5,025 total and gave Men's Club just under \$1,500 and the rest will be donated to the Farwell Stone Soup Kitchen

**Answer – Per Clay Basler** – This was the best event since coming to LOP and had great community support

**Connie Crawford** - Lot 200-202 - Woodland Heights

**Comment** –BOD members should be full time residents of the LOP for at least 9 months of the year in order to know what is going on in this association

**Stephanie Anser**- Lot 390 – Birchwood Heights

**Question** – How far out are you canceling campground reservations? Are you going all the way to July 4, 2024

**Answer – per Cindy LaFave** – We are calling people with reservations and refunding their deposits but assuring them that as soon as the bridge is safe, they will have first priority for a new reservation. Hopefully, it will be done before the end of June, but we have no way of knowing that information right now.



**Steve Andrews** - Lot 280 - Woodland Heights

**Question** - Did they condemn the bridge where not even lighter camper could go across?

**Answer - per Rick McCombe** - No, but just in case something should happen, LOP would be liable and we feel like it is just too big of a risk.

**Comments** - We're losing money having the campground closed

**Answer - per Rick McCombe** - Yes

**Stephanie Anser**- Lot 390 - Birchwood Heights

**Question** - How many members of the BOD use the campground?

**Answer - per Dave Lynch** - There are a couple of members now but many of us started there until we built our homes.

**Answer - per Cindy LaFave** - The campground is a revenue generator for us and is in our best interest to safely keep it open.

**Ron Sutton**- Lot 134 - Tamarack Trails

**Comment** - The campground is open to the 80% of the property owners that have a lot only who pay the same amount as the people with cabins/homes. This is a good benefit for those people because they can't camp on their empty lot.

**Answer - per Rod Saunders** - We did give everyone the opportunity to camp on their lots this weekend only because of the campground closing.

**Sheri Parke** - Lot 6 - Tamarack Trails

**Comment** - Fully supports closing the campground?

**Answer - per BOD Members** - Thank you

**Dave Wilamowski** - Lot 156-157 - Tamarack Trails

**Question** - Do we have a list of names of people wanting to be campground hosts?

**Answer - per Rod Saunders** - Yes, but we don't want to start calling them until we know when the bridge work is complete.

**Tim Beckett** - Lot 70 - Pinehurst

**Comment** - Commends the BOD for making the tough choice of closing the campground

**Answer - per BOD Members** - Thank you

**Shamra Weithorn**- Lot 156-157 - Tamarack Trails

**Comment** - Please check the tie downs on your boats. The winds have been bad lately and we already had to rescue (2) boats this year?

**Answer - per Rick McCombe** - Would you like to form a committee to handle that?



**Dave Wilamowski** - Lot 156-157 – Tamarack Trails

**Question** – Is there a way we can put “No Wake” sign up?

**Answer – per Rick McCombe** – That is done on an individual basis. Maintenance can install them.

**Kim Roy** - Lot 236-237 - Birchwood

**Comment** – There is a boat list in the office of people to call to rescue boats. Always looking for new names to add to the list.

**Closing**

**Motion** was made by **Teri Morrow-Sutton**, second by Cindy LaFave to adjourn the meeting @ 1:42 PM. Vote taken. **Motion was unanimously passed.**

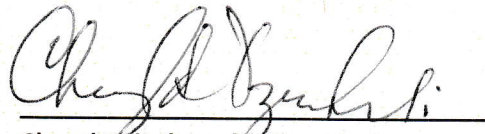
**These meeting minutes were approved at the June 8, 2024 Lake of the Pines Board Meeting**

**Respectively recorded and transcribed by:**

**Cheryl Dziurkowski, Secretary  
LOP Board of Director**



**Eric Williams, President  
Lake of the Pines Board of Directors**



**Cheryl Dziurkowski, Secretary  
Lake of the Pines Board of Directors**