

**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

April 13, 2024

OPENING

Rick McCombe called the meeting to order at 10:00 am. There were 37 Association 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. Teri Morrow-Sutton was absent and excused. All other board members present.

WELCOME

Thank you all for attending our BOD meeting. There were no new members present at today's BOD meeting.

REMINDER

The format of these BOD monthly meetings are as follows: the BOD business is taken care of in the first part of the meeting then association time is available for all good standing association members to ask questions, express your concerns, and complain if you need to. Please state your name, lot number, and subdivision name and limit your comments to within three minutes in order to give everyone a chance to speak.

APPROVAL OF MINUTES

Motion was made by **Cindy LaFave**, and second by **Dave Lynch**, to accept the Minutes of Board of Directors Meeting March 9th, 2024. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- Our Spring Adopt-A-Highway scheduled date is: April 16, 2024 at 11:00 am (weather permitting) or if needed, a rescheduled date is: April 17, 2024
- Men's Club Monthly Meeting scheduled on Wednesday May 8, 2024 at 5:00 pm in the Rec. Hall
- Women's Club Monthly Meeting scheduled on Tuesday May 14, 2024 at 12:30 pm in the Rec. Hall
- LOP will be hosting a "Car Show & Swap Meet" on May 18, 2024 with registration starting at 8:00 am. There will be food, drinks, and a live band to enjoy. All proceeds will benefit a local Soup Kitchen
- May 25, 2024 is the LOP Annual Membership Meeting. Information packets will be coming to you in the mail with an agenda, financial report, PLM lake management report, etc.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Rick McCombe

- We're still waiting for the Michigan EGLE representative to issue LOP a permit to move forward on our bridge repair. Our contractor stated that he would need approximately two weeks to complete the job once we have a permit and the new culvert is delivered. The new culvert can't be ordered until we have the permit in hand. However, the culvert supplier is expecting the purchase order and will deliver as soon as possible. We remain optimistic that the bridge work will be completed on schedule, but our BOD's will have to make a decision soon whether or not to open the campground for Memorial weekend if the bridge repair is not complete.
- Our current boat dock rental agreement clearly states that if you don't have a boat on your dock for two consecutive years you could lose your space. We haven't been enforcing that rule but now we will be strictly enforcing it because so many people are waiting for a spot to park their boat. Every boat rental member was contacted via telephone by Kim Roy and team last year to remind them that we will be enforcing this rule now. We have a list from last year of all of the vacant boat dock positions and will be monitoring again this year. The BOD decided that you must have your boat docked at least 90 consecutive days to avoid losing your boat dock.

VICE PRESIDENT'S REPORT – Rod Saunders

- Our LOP Spring Adopt-A-Highway pickup is scheduled for Tuesday April 16th, 2024 (if raining we will meet on Wednesday the 17th). We will meet at the Pavilion at 11:00 am. We hope to clean up 2 miles on M-115, and depending on how many volunteers show up we will also clean Lake Station, Ashard, and Hemlock. Pairs will be assigned between half to one-mile sections and they're expected to complete both sides (total of 1-2 miles of walking). A Pizza lunch will be provided afterwards. If you have any questions, you can call Rod Saunders @ 419-966-2989. If you plan on attending, please go to www.michigan.gov/adoptahighway and watch the required safety video.
- We're still searching for a campground host, so if you are interested or know of anyone interested in filling that position, please call Rod Saunders @ 419-966-2989 or the LOP office.

SECRETARY'S REPORT – Cheryl Dziurkowski

- Thank you, Kim Roy for filling in for me while away and doing a great job!

TREASURER'S REPORT – Cindy LaFave

- We've currently collected approximately 75% of all of the LOP association dues that were due on April 1, 2024. Please continue to pay you association dues.
- **Motion** was made by **Cheryl Dziurkowski**, and seconded by Rod Saunders to approve payment of bills from March totaling \$10,639.94. Vote taken. **Motion was unanimously passed.**

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Rick McCombe

- No report

ARCHITECTURAL'S REPORT – Clay Basler

- We had one new build request in our association for a new three car garage on Pinehurst which we approved.
- Thank you to Gary Vant Hull for sharing his time, talent and treasures with the beautiful Car Show Banner which he donated for the LOP Car Show.

ECOLOGY'S REPORT – Jon Thomas

- Now that the boat docks are re-installed on Pontoon Island our boating season is back in action. Please remember to travel in a counterclockwise direction on our lake where possible. All boats on our lake must have the "WHITE" LOP Boat sticker. There will be random checks to see if the "White" LOP sticker is on your boat. If anyone sees that no "White" sticker is present, please notify the LOP office, BOD member, or Jon Thomas. The one-time purchase of a "WHITE" LOP Boat sticker can be purchased in the LOP office for \$5.00.

- Our beaver hunting season ends on April 23, 2024. Since March 1st Chuck (our beaver hunter) caught 24 beavers, several muskrats, and other critters. Chuck does not charge LOP for his services therefore saved LOP a lot of money. Chuck (our beaver hunter) will be selling his goods (beaver skin mittens, hats, etc.) at the LOP sponsored Car Show.
- If anyone spots beavers or clogged culverts, please contact Jon Thomas so we can have the beaver hunter evaluate the situation.
- Bluegill fishing on our lake is very good right now because they are currently sunning themselves.
- Our current lake water level is quite high but we intend to let the lake water level come down naturally so that in the future if there were to be a drought, we won't have issues with the lake water level to low.
- Per a report we received from the CMU professor who evaluated our lake, he states that our fish are hungry! We need to provide food for our fish and feeder minnows are the best to feed them, but are expensive. We will be holding fundraisers soon to generate the funds to purchase minnows. Watch for more information.
- Jon Thomas wishes to go on record that he is opposed to opening our campground if we don't have a signed contract and the bridge work is not complete.
- Jon Thomas also suggested that if the campground host is a paid position that we might have better luck finding someone to do it.

MAINTENANCE'S REPORT – David Lynch

- Pontoon Island boat docks are all in except one because of a seawall issue. That will be resolved as soon as possible
- The maintenance department will be renting a stump grinder to remove some of the stumps in the campground.
- The LOP Parking lot will be brined before the Car Show on May 18, 2024
- The maintenance department is looking at the issue we have with the bathroom in the Rec. Hall. I understand the toilets run slow when there is a big crowd in the Rec. Hall. Roto Rooter came out to inspect the toilets. They did not find any issues between the toilet and the septic tank. It could be an issue at the manifold in the tanks, or the septic field, or maybe the toilets need to be replaced. We will stay on top of the situation until resolved.
- The maintenance crew will begin opening up the swimming pool and bath house within the next couple of weeks.
- The maintenance crew are prepping the equipment (change oil, sharpen blades, etc.) for our busy season

NOMINATING/BALLOTING REPORT – Geri Shaw

- We are voting on May 25, 2024 for Board of Directors members and a Nominating Committee member. We have five (5) open positions for the BOD and we have five (5) applications for those positions. There will be two (2) open spaces on the ballot for write-in candidates. Note: if you vote for less than (5) people you can utilize the open spaces for write-in candidates. If you vote for (5) people and write-in (2) candidates then your write-in candidate won't count.

- **Motion** was made by **Cindy LaFave**, and seconded by **Rod Saunder** to approve the 2024 Annual BOD Meeting packet which includes: ballot for BOD; info on new candidates running for the board; ballot to place a cabin cap of \$10,000; financial information from the accountant; letter from PLM regarding lake management; notice of the meeting; and an agenda for the meeting. Vote taken. **Motion was unanimously passed.**
- The 2024 Annual BOD Meeting packet will be sent out via US Mail to all association members. Per Leo Stevens, postage stamp prices are going up again in July 2024 so purchase postage stamps before then.

PERSONNEL'S REPORT – Teri Morrow-Sutton (Absent)

- **Motion** was made by **Jon Thomas**, and seconded by **David Lynch** to increase employee salaries based on yearly evaluation results. Vote taken. **Motion was unanimously passed.**
- Our LOP employees are our biggest asset and we need to take care of them

PUBLIC RELATIONS'S REPORT – Clay Basler

- No report

SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton (Absent)

- All association dues were due on April 1st, 2024. To date we received approximately 75% of the association dues. Starting on May 1st, 2024 we will start adding late fees and finance charges to the invoices that haven't been received. Please use LOPdues@gmail.com if you have any questions and/or concerns. We can set up monthly payments if that will help your situation out, as long as it is completely paid off by April 1st, 2025

FUTURE PLANNING'S REPORT – Eric Williams

- No report

UNFINISHED BUSINESS

- Our Covenant Committee completed their effort of combining all of the (7) Covenants into one document. A draft copy of the new Covenants document will be submitted to our attorney for his review when he is available to review the document.
- Our kitchen stove was repaired by a company from Mt. Pleasant which included new valves and thermostats. The cost for that repair was split between LOP, Men's Club, Women's Club and Circle of Friends.

NEW BUSINESS

- There are five (5) open Board of Director positions available.

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Women's Club Monthly Meeting scheduled on Tuesday May 13, 2024 at 12:30 pm in the Rec. Hall
- Women's Club will be serving breakfast at the LOP sponsored "Car Show & Swap Meet" on May 18, 2024. They will be serving homemade cinnamon buns and breakfast sandwiches.
- The Women's Club will be hosting their annual Pig Roast on May 26, 2024. A flyer will be out as soon as it becomes available

MEN'S CLUB REPORT – Al Bywater

- The Men's Club will be joining together with the Circle of Friends to host a volunteer day to cut wood in the campground on Monday April 15, 2024.
- Men's Club Monthly Meeting scheduled on Wednesday May 8, 2024 at 5:00 pm in the Rec. Hall
- The Men's Club will be hosting their annual Mother's Day Buffet Breakfast on May 12, 2024. There will be no charge for Mother's breakfast. Watch for more info as soon as it becomes available
- Men's Club will be serving lunch at the LOP sponsored "Car Show & Swap Meet" on May 18, 2024. They will be serving sloppy joes, hot dogs, chili dogs, chips, etc.

LOP CIRCLE OF FRIENDS – Dave Lynch

- The Circle of Friends will be joining together with the LOP Men's Club to host a volunteer day to cut dead trees in the campground

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Our security team is starting back up on April 27, 2024 and will run through the end of November 2024. There may be one opening on the security team so if you are interested contact Leo Stevens. A schedule is available in the LOP office
- Another casino trip is being considered for the end of May or early June. Watch for more information.

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 - Lot 250-253 - Birchwood

Comment – LOP will be hosting a "Car Show & Swap Meet" along with a snowmobile show on May 18, 2024 with registration starting at 8:00-10:00 am. After registration the National Anthem will be sung and an Honor Guard will be present. We will have (10) vendors inside the Rec. Hall selling their goods. We have several generous sponsors. Member's First Credit

Union; Jim's Body Shop; Auto Solutions, Bishop GMC of Clare; Clare Auto Sales, Inc.; Cook's Auto Parts; JBC Golf Carts; Glasco Construction; McGuire Chevrolet; Buccilli's Pizza of Farewell; Buccilli's Pizza of Clare; Mike's Body Shop; Burnout Classics & Collision of Farewell; Lake Grocery Store; Millers Auto; Palmer's Hardware; Martin Heating & Cooling; Mid-Michigan Powersports; The Swiss Inn in Lake George; TKOE Merchandise Sales in Clare; Auto Service Retreat; Becky & Taby of Lake George; Fast Eddies; Summitt Racing; Haggerty; Auto-Zone; Bishop Buick; Gary Vant Hull; and Grease Monkey Garage. Stop by and thank these sponsors. Tee shirts will be sold at the car show and you can purchase these tee shirts for a short time after the car show. We have a great Walleye fishing trip on the Bay for 4 people donated and we are trying to set up a raffle with the raffle commission. A guy in Farewell is making wooden trophies and Swiss Inn donated (5) trophies. A poker run will take place during this event. There will be food, drinks, and a live band to enjoy. All proceeds will benefit a Farewell Stone Soup Kitchen. If you are interested in renting a table in the vendor area or for more information, please send an email to lopvroom@yahoo.com

Dave Wilamowski - Lot 156-157 – Tamarack Trails

Question – What is the status of WIFI in the campground?

Answer – per Rick McCombe – We found out that we have a very weak WIFI signal because we are going through too many routers. Stanley Painting company is loaning us a man lift so that we can move the campground WIFI hub to just outside of the LOP office. After the hub is repositioned, we can connect it directly to the main hub in the LOP office to eliminate going through multiple hubs. This should improve the WIFI signal.

Question – What is the timeline for the Electrical Upgrade in the campground?

Answer – per Rod Saunders – We have (3) quotations for the job that we will review and compare. We're just waiting for the bridge timeline. The contractors said that the electrical upgrade will take (5) days to complete.

Question directed to Dave Lynch – Will you be cutting and splitting the campground wood on Monday April 15, 2024 or just cutting the wood?

Answer – per Dave Lynch – We will be cutting the wood only so it doesn't get poached. Splitting will take place later in the fall.

Question directed to Jon Thomas – Are there available hatcheries this year to buy fish or will we be SOL like last year?

Answer – per Jon Thomas – We understand that the hatcheries do have fish available and we really don't want to wait long to order fish, but we need the money.

John Mitten – Lot 572-576 - Birchwood

Question – How about using minnows to feed the hungry fish?

Answer – Per Jon Thomas – Yes, we're looking "Fat-Head Minnows" but they are expensive. We will organize fundraisers to generate the funds to cover the cost

Alan Kagle – Lot 073 – Pinehurst Estates

Comment – Camp hosts are supposed to sell firewood, clean bathrooms, clean fire pits, etc. All in favor of paying camp hosts as long as they do their job

Answer – Per Rick McCombe – Yes, in the past the campground hosts always cleaned the bathrooms but we can't seem to find camp hosts now that are willing to do that for free

Answer – Per Clay Basler – If we don't get a camp host and I volunteer again this year during the busiest time, I will not clean the bathrooms

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – Camp hosts do not clean the bathrooms... they are volunteers and not paid employees.

Comment – The new LOP Association President should live here full time for at least 8 months out of a year so they know what's going on in the association.

Cindy Downer - Lot 077 – Pinehurst

Comment – Clearly state in the campground regulations that will be no streaking, no bouncing houses, etc.

Answer – per Rick McCombe – Renters currently do sign a rules & regulations document when they register to camp in our campgrounds.

Dave Borle – Lot 080 – Pinehurst Estates

Comment – I would be happy to volunteer to be Camp host for a couple of weeks if you don't find a full-time person but will absolutely not clean the bathrooms and also the bridge work must be complete.

Don Mann - Lot 250-253 - Birchwood

Comment – If you plan to pay a Camp Host call back Diane & Lyle. They probably would love to come back. They did a great job

Question directed to Jon Thomas – Can we grow fish here at LOP?

Answer – per Jon Thomas – We would love to do it but the problem is getting permits and having regular inspections of your fish. It's a big deal

Comment – I never heard about the fish committee or about the types of fish we were adding to our lake until the day the fish were being put it

Answer – per Jon Thomas – I thought we communicated that information quite well. Sorry. We have to work on our communications better so everyone gets all of the information. We heard some people complaining about not getting emails.

Al Kohlhoff - Lot 44 - Birchwood Heights

Question – What are the rules regarding people trespassing/fishing on other people's docks on Pontoon Island? I had gasoline stolen twice from my boat last year and gasoline prices are very high. Can we put up a sign?

Answer – Per Rick McCombe – There is no rule like that

Question – Is there security or cameras on Pontoon Island? Can I call someone if I see a problem?

Answer – Per Rick McCombe – Yes, we have security patrol and cameras and will be adding more cameras once we resolve the WIFI issues. If you see someone causing issues either call a BOD member or our LOP security team.

Don Mann - Lot 250-253 - Birchwood

Question – Do people have to have shots to clean the bathrooms?

Answer – Per Rick McCombe – No, just gloves

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – There are shallower docks for smaller fishing boats

Question – Do people know they are available?

Answer – Per Rick McCombe – Yes, all of the small spaces are rented too

Kim Roy - Lot 236-237 - Birchwood

Comment – All of the (100) Pontoon Island boat dock spaces are taken. People can stay on the waiting list if they choose to use one of the smaller docks. We have a group of three people that check to see if boats are in the docks and gave the 2023 list to Rick McCombe. All boat docks renters received a courtesy call reminding them that they must use their boat docks or they will lose them.

Question – Did you say people have to have their boats out there for 90 percent? How are you going to do that?

Answer – Per Rick McCombe – Yes, they must use their boat docks 90 consecutive days in a year for two years or they could lose them to others that are waiting a long time on a long waiting list.

Ben Downer - Lot 077 – Pinehurst

Comment – Filling the potholes on Lake of the Pines Drive with sand doesn't work. Buy road gravel or slag. **NO MORE BAND-AIDS** solve the problem

Answer – Per Dave Lynch – Yes, we're looking into it. There are a few different ideas but we have to determine the best economic solution and get quotes.

Comment/Question – You guys want to generate more revenue. What happened to Dave Borle's idea of adding more boat docks? **YOU HAVE TO FOLLOW THROUGH ON GETTING THINGS DONE AROUND HERE!**

Answer – Per Rick McCombe – We appreciate all of the ideas with creating more boat docks but we received a formula to determine how many boats we can have on our lake and there is a limit to the number of boats you can have on a lake and we currently exceed that limit. We're talking about putting 3 or 4 transient boat docks out by the old lodge so people can use them for the weekends for a fee but haven't got everything worked out yet.

Comment/Question – There was a guy here last meeting that said he would be the camp host. What happened to him?

Answer – Per Cindy LaFave – He wasn't going to stay here. Instead, he was going to do it from his home and check in periodically.

Cindi Downer - Lot 077 – Pinehurst

Comment – Buy enough fill to fix the potholes and not the whole drive and parking lot

Jon Thomas - Lot 257 – Tamarack Trails

Comment – There is a formula to determine the limits of how many boats per acre of water you can have on your lake.

Comment – Per Ben Downer – On the busiest of weekends here there are probably (13) boats on our lake.

Kim Roy - Lot 236-237 - Birchwood

Question – Is there any way to find out if someone lives on the lake and rents a dock on Pontoon Island? I know of one person that rents a boat dock on Pontoon Island in case her son comes to visit.

Answer – Per Rick McCombe – Yes, those are the people that will appear on our list that don't use their docks for 90 consecutive days, therefore will lose their docks

Connie Crawford - Lot 200-202 - Woodland Heights

Question – Do we charge campers if they bring a boat?

Answer – Per Cindy LaFave – Yes, \$5.00 per day is added to their camper registration invoice if they bring a boat

Answer – Per Jon Thomas – We're looking at a software package that will ask the campers if they're bringing a boat and it will automatically add the \$5.00 per day to their invoice.

Ben Downer - Lot 077 – Pinehurst

Question – Can't we get a Bulk mail permit because it's a lot cheaper?

Answer – Per Geri Shaw – No, because it would cause too much work for the office staff to sort all the mail for the different zip codes.

Debbie Emmons - Lot 235 – Tamarack Trails

Question – Where do you put your kayaks? Is there a waiting list

Answer – Per Rick McCombe – There are kayak racks out on Pontoon Island with available spaces.

Question – Do you need a sticker?

Answer – Per Jon Thomas – Yes

Sheila McElhaney - Lot 086 – Pinehurst Estates

Comment/Question – The beaver hunter lives in Big Rapids. Can we offer the guy a cabin to use during the January, February, and March hunting season, so he can get more hours of hunting in instead of traveling back and forth to Big Rapids each day?

Answer – Per Rick McCombe – That's a possibility for next year but the beaver hunting season is near the end.

Alan Kagle – Lot 073 – Pinehurst Estates

Question – If the beaver guy stays in one of our cabins during hunting season, what will he do with the carcasses and guts?

Answer – Per David Lynch – He can bury them or feed them to the turtles

Kim Rolfe - Lot 236-237 - Birchwood

Comment – Thank you to all the BOD members for keeping us informed

Closing

Motion was made by **Cheryl Dziurkowski**, second by **Rod Saunders** to adjourn the meeting @ 11:07AM. Vote taken. **Motion was unanimously passed.**

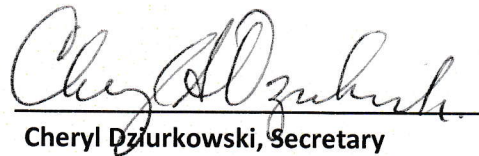
These meeting minutes were approved at the June 8, 2024 Lake of the Pines Board Meeting

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