

**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 8th, 2023**

**OPENING**

Rick McCombe called the meeting to order at 10:00 am. There were 29 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	Open	David Lynch
Open	Rod Saunders	Larry Gibson

**ROLL CALL**

Roll Call was taken. Cindy LaFave was absent and excused. All other board members present.

**APPROVAL OF MINUTES**

**Motion** was made by **Terri Morrow-Sutton**, and second by **Bob Eckardt**, to accept the Minutes of the Board of Directors March Meeting March 11, 2023, as written. Vote taken. **Motion was unanimously passed.**

**ANNOUNCEMENTS**

- Member assessments were due April 1, 2023 and become delinquent on April 30, 2023. Pay your dues before late fees are added.
- There is a Benefit Car Show on May 20, 2023. Don Mann has more details. There will be a planning meeting on May 6, 2023. We're in need of a lot of volunteers. We posted about 30 flyers in local businesses to get the word out. People seemed to be excited about it and we're hoping it turns out to be a big event.
- Typically, the LOP Men's Club hosts a Mother's Day Breakfast. There will be discussions on Wednesday at the LOP Men's Club meeting to see if there is enough interest in making it happen. Stay tuned for more information.

- LOP sponsors an Adopt-A-Highway event every Spring and Fall – the Michigan Highway Department schedules the dates for us and this Spring our dates to choose from are: April 20 – 30, 2023. Rod Saunders will be heading up this event and he hasn't chosen a date yet so stay tuned for more information to follow. In addition, each volunteer will have to watch a short safety video so Rod will share that information too.
- Brian Bowens informed the members that someone is dumping garbage on Hemlock. The police have been notified and are handling the situation. Apparently, per Connie Crawford the people who are dumping the trash are from Harrison, Michigan. A special "Thank you" to Deb Bowens for picking the trash up.

## OFFICER'S REPORTS

### PRESIDENT'S REPORT – Rick McCombe

- **Shadow-brook Blight Situation Update** – Cindy LaFave is not here today and has more information but as far as we know the Freeman Township Commissioner is offering Marc Davis the opportunity to have all of the fees and fines waved if Marc will turn over the deed to that property to the Township. LOP also agreed to wave our past dues charges if Marc Davis agrees to turn the deed over to Freeman Township. Marc Davis has not made a decision yet to whether or not he accepts the offer. April 10, 2023 is the expiration date on the extension that Marc was granted from the courts. Freeman Township is prepared to continue staying on top of the situation if Marc Davis does not comply with the court orders by April 10, 2023 and will request a court date be set instead of granting additional extensions over the phone. It is easier for the courts to grant extensions over the phone and will be more difficult if 100 or more local citizens are in the court room. Also, per Rod Saunders, if the Township has to go in a clean up the property, they will be obligated to inventory each item they remove. It will be a long-drawn-out process and takes plenty of time. If Cindy LaFave has more information to share, she will send out an email message.
- May is the month that we have our Annual Members Association Meeting on the last Saturday of that month and because of that we will not hold a BOD meeting on the typical 2<sup>nd</sup> Saturday of the month. At the Annual Meeting there will be elections of new board members. We have four positions available and encourage everyone to step up and get involved because the board runs better with all 12 positions filled. There currently are no candidates listed on the ballots, so you will have to **"write in"** your candidates. Geri Shaw will have more information to share during her time.
- The BOD has talked about setting up committees to looking into specific areas of concern.
  - The first committee we will form is to review/change our covenants and rules regarding Blight Issues. There really isn't a clear definition of addressing blight in our covenants/rules & regulations so we don't have a leg to stand on when we want to challenge someone. According to our current rules and covenants you only get your hands slapped and you can't use the common area if there is an issue.
  - A second committee we will form is to focus on ecology. For example, do a fish study, stock fish, condition of the lake, etc.

- There are sign-up sheets available and we encourage you to get involved to help resolve some of the problems here at LOP.

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

- Rod apologized for being somewhat hypocritical regarding the boat launch locking situation and was hoping that he didn't offend anyone. Rod and his wife rent out their place and part of their advertisement included having access for launching his guest's boats along with a couple other items but since it was pointed out to him, he modified his advertisement.
- We would like to open up a conversation regarding locking up the three boat launching areas within LOP property and charge a \$25 fee to receive a key to open the lock and launching your boat before the BOD votes on that change. That fee would be a once a season fee. The campground guests, cabin guests, lake front residents & guests, and non-lake front residents & guests will be required to pay the yearly \$25 fee. We intend to provide emergency personnel with a key in case of an emergency. The main purpose of this request is to discourage people who don't belong here from using our lake and to proactively generate additional funds for the lake.
  - **Membership Comments**
  - It's going to be a management nightmare
  - People will pass the key
  - People will push their boats in from their property
  - People will break their keys?
  - How will you police it?
  - Is it legal?
  - How much money will the lock & key solution generate for LOP?
  - This is not a private lake
  - What about the family that is not part of LOP?
  - We can apply the 80/20 rule - 80% will comply and 20% will not
  - How many outsiders are on our lake?
  - Can't we just add more docks?
  - Recommend charging \$25 for the stickers yearly
  - How many times do we spray the lake? Is that a way to save money by reducing the number of sprays
  - Why do we spray by the family outside LOP? Remember they own a private island that we use.
  - Can you add signs and enforce the rules?
  - Have a special meeting to review the pros and cons of both the lock & key solution and the yearly sticker solution
- **Motion** was made by **Dave Lynch**, and second by **Teri Morrow-Sutton**, to hold a special meeting to discuss the pros and cons of both the lock & key solution and the yearly sticker solution for the LOP boat launch areas before the Annual Membership Meeting, as written. Vote taken. **Motion was unanimously passed.**

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

- Thank you to the office staff (Kim Roy) for filling in while I was out for winter vacation.

#### **TREASURER'S REPORT – Cindy LaFave (Absent)**

- No report

#### **COMMITTEE'S REPORTS**

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

- No report

##### **ARCHITECTURAL'S REPORT**

- No report

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

- There have been a several beaver sightings again and we were waiting for the ice on the lake to melt before calling our beaver trapper. Since the ice has melted on the lake the beaver trapper is expected to come out next week Thursday. The beaver trapper will do a survey and hopefully have his traps with him.
- We need to decide which type of fish to plant in our lake so that we can get them on order soon.
- A friendly reminder that LOP is no longer in charge of the dam, however, there is no Clare County Drain Commissioner since the passing of Carl Parks. Due to rising water levels, Rick McCombe contacted the deputy drain commissioner and they gave Rick McCombe temporary authorization to raise and lower the gates on the dam. Clare County ultimately has the responsibility to come up with a permanent solution.

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

- Starting next week our maintenance department will begin to prepare the common grounds for an enjoyable summer

##### **NOMINATING/BALLOTING REPORT – Geri Shaw**

**Motion** was made by **Geri Shaw**, and seconded by **Rod Saunders** to approve the Absentee Ballot that will be sent out with the Annual Membership packet and must be returned to the LOP Office for counting on May 25, 2023 by 4:30 pm. The Ballot is blank for you to "write in" any candidate that you want to vote for. Vote taken. **Motion was unanimously passed**

##### **PERSONNEL'S REPORT – Bob Eckardt**

- No report

##### **PUBLIC RELATIONS'S REPORT**

- No report

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

- Special Projects task is collecting delinquent association dues. Member assessments were due April 1, 2023 and become delinquent on April 30, 2023. Delinquent notices will go out on May 1, 2023. A special email account ([lopdues@gmail.com](mailto:lopdues@gmail.com)) is set-up to communicate with association

members that have trouble paying their dues. Last year we collected about \$15k-\$16k in back dues that tremendously helps out our associations. If you haven't done so, please get your dues in.

#### **FUTURE PLANNING'S REPORT – Pete Wedesky**

- If association members are interested, we have the ability to set up a couple of Pickle Ball courts next to the Pavilion at a minimal cost. We also have some equipment available to use. The members present seemed interested so we will move forward.

#### **UNFINISHED BUSINESS**

- We still do not have a campground host for this summer. If you are interested or know someone who is interested let the office know as soon as possible
- We're still investigating the cost associated with installing WIFI in the cabins and in the campground for our guests. Some our guests are asking for it because they work from home. Once we see the cost associated with installing the WIFI we will decide if it something we should pursue.

#### **NEW BUSINESS**

- With all of the rain and melting snow going down Doc and Tom Creek and underneath our bridge. We need to inspect down by the bridge for erosion and make sure there aren't any safety concerns.

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

##### **WOMEN'S CLUB REPORT – Geri Shaw**

- Women's Club Meeting scheduled on Tuesday April 11, 2022 at 12:30 pm in the Rec. Hall
- Women's Club will be hosting the Annual Pig Roast on May 28, 2023. Further details to follow

##### **MEN'S CLUB REPORT – Bob Eckardt**

- Men's Club Meeting scheduled on Wednesday April 12, 2022 in the Rec. Hall
- Discussions will take place regarding Mother's Day Breakfast at that meeting.

##### **LOP CIRCLE OF FRIENDS – Dave Lynch**

- Gift Basket in the LOP Office. Please purchase tickets. There is a lot of good stuff in the basket.
- The LOP Circle of Friends along with the Men's Club will be selling food at the Benefit Car Show
- The group is working on coming up with additional activities for the summer.
- The LOP Circle of Friends is having a meeting on April 26, 2023 at 6:00 pm in the Rec. Hall. It will be opened up for everyone to attend

## **VOLUNTEER SECURITY PATROL REPORT – Leo Stevens**

- Everything is going well.
- There are (15) Security Patrol Teams set up and ready to go
- Security patrol will begin on May 1, 2023.
- There is another casino trip in the planning. Hopefully the trip will take place sometime at the end of May. Watch for further details.
- According to Bobbi Gibson Carl Park's home was vandalized. If you see anything call the police

## **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.

**Brian Bouwens** - Lots 138 - Tamarack Trails

**Question** – Is the Benefit Car Show going to be open to the public

**Answer** – Per Don Mann – Yes

**Question** – Did you put up flyers?

**Answer** – Per Don Mann – Yes

**Question** – So Men's Club and Circle of Friends is serving food?

**Answer** – Per Don Mann – Yes

**Question** – Who is Benefitting from this charity? Are they a LOP Member?

**Answer** – Per Don Mann – No, it's a gentleman that is in the hospital

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

**Question** – Last fall the BOD gave \$5,000 from Pontoon Island to the lake fund. Why did you take that money because our docks are falling apart and need replacement?

**Answer** – Per Rod Saunders – Per our by-laws we can only have \$10k in the Pontoon Island budget and the rest has to be transferred to the general fund. If we need more than \$10k for dock replacements we can take the extra money from the general fund.

**Answer** – Per Geri Shaw – That by-law was voted by the association members

**Question** – Do we have to pay for the beaver trappers?

**Answer** – Per Rick McCombe – Yes and it comes out of the general fund

**Question** – If we are hard up for money why are we looking into adding WIFI?

**Answer** – Per Rick McCombe – It is not a high priority. We are just trying to bring LOP into the 21<sup>st</sup> century and it can help to generate additional funds.

**Dave Borle** - Lot 80 – Tamarack Trails

**Question** – Can we get grass carp imported in to cut down on the native species?

**Answer** – Per Rick McCombe – We would have to get permission. That would be something the ecology committee could look into.

**Don Borle** – 3310 Havenwood Circle - Pinehurst

**Question** – When are the docks going in on Pontoon Island?

**Answer** – Per Dave Lynch – The docks will be going into the lake starting on Tuesday next week.

**Per Dave Lynch** – Larry Gibson came up with an idea to address missing stickers from cars and boats that I would like him to share with everyone.

**Per Larry Gibson** – Larry Gibson is suggesting that we coordinate with a towing company that if there are missing stickers or cars on the LOP common property that a sign will be posted that states that the vehicle will be towed and there would be a \$300 cost to retrieve the car. The towing company would get \$150 and LOP would get \$150 from each violator. We feel that it is legal because it is private property but we will run this idea past our attorney.

**Tim Beckett** - Lot 70 - Pinehurst

**Comment** – Towing idea is a bad one. It's a huge overreaction. It will cause all kinds of problems. The towing company will want to tow everyone to collect the \$150. We can just put notes on the windows. I don't think there are that many outsiders and the residents and their guests will be impacted the most.

**Answer** – **Per Larry Gibson** – The guests are supposed to stop in the office for a visitor sticker

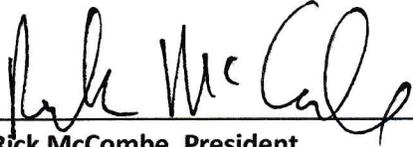
**Closing**

**Motion** was made by **Rick McCombe**, second by **Bob Eckardt** to adjourn the meeting @ 11:15 AM. Vote taken. **Motion was unanimously passed.**

**These meeting minutes were approved at the July 8, 2023 Lake of the Pines Board Meeting**

**Respectively recorded and transcribed by:**

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

  
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**Rick McCombe, President**  
**Lake of the Pines Board of Directors**

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