

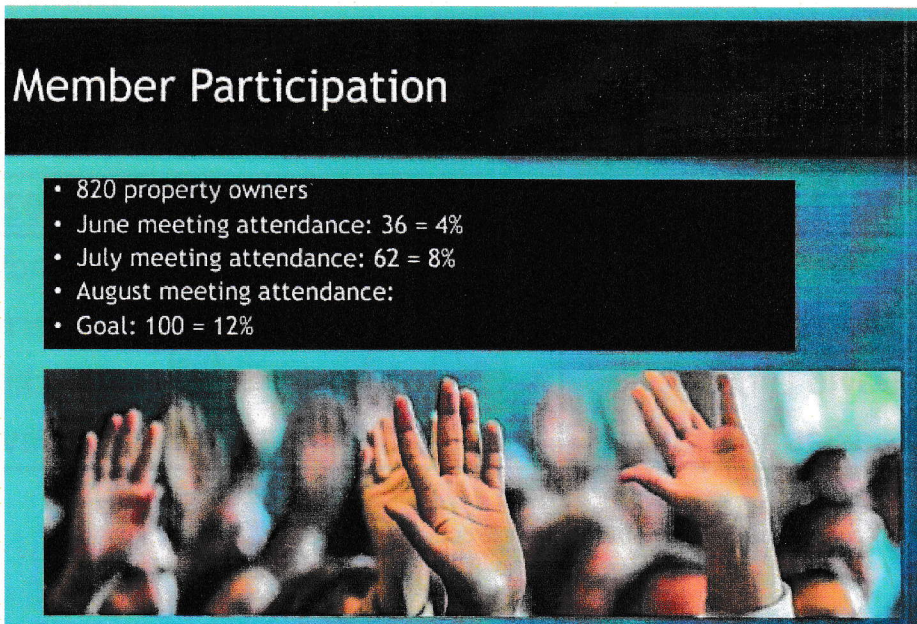
Lake of the Pines Association
Inc.
7257 Ashard Road Lake, MI 48632
Phone: (989) 588-9304 Fax: (989) 588-4145

Lake of the Pines Board Meeting Notes

August 10, 2024

OPENING

Eric Williams called the meeting to order at 10:00 am. There were 43 Association Members present. Eric started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.



GUEST SPEAKER – Morgan Composting, Inc. Brad Morgan

The owner of Dairy Doo/Morgan Composting Inc., joined us along with his colleague Brittney this morning to speak about environmentally safe lawn care and soil treatments. Morgan Composting is a Michigan based family business started in 1996, by Brad Morgan and his father Dale. The Morgan's began composting as a solution to a manure management problem. Their primary target is agriculture but are utilizing their resources to bring their products into homeowner's environments too. Utilizing these natural resources allows the opportunity to reduce importing non environmentally safe fertilizers from other countries. Their environmentally safe "Safe Green Lawn" product" is made up of chicken feathers, Dairy Doo, and other ingredients that can safely be used around lakes, streams, and rivers without fear of pollution.

Chemical based fertilizers such as Scotts foster weed growth when they eventually leach out into the lake. So, the use of non-chemical lawn fertilizers will cut down on weed growth in the lake.

Regarding lake dredgings, Morgan has not purchased any organic material from any lake yet, because they have an abundant supply of other materials such as cow manure and chicken parts.

Our BOD plans to investigate a meeting with Morgan, EGLE and others to see what can be done in the future.

Residents are encouraged to use organic fertilizer on their lawns and refrain from spreading any fertilizer too close to the lake

If you are interested in more information regarding Dairy Doo/Morgan Composting their website is: www.DAIRYDOO.com; their address is: 4353 US-10 Sears, MI 49679 or you can reach Brad Morgan via telephone at (231) 734-2451

The owner of Dairy Doo/Morgan Composting Inc. left us with some of their products as well as a couple of gift bags that will be available to you at the August 24, 2024 Pool Cover Fundraiser Silent Auction. Thank you, Brad Morgan for your generous donations.

ROLL CALL

	<u>2022-2025</u>		<u>2023-2026</u>		<u>2024-2027</u>
	Geri Shaw		Cheryl Dziurkowski		Cindy LaFave
	Teri Morrow-Sutton		Open		Gerry Broski
	David Lynch		Clayton Basler		Vicki Brauner
	Rod Saunders		Eric Williams		Dave Borle

Roll Call was taken. All other board members present.


LOP BUSINESS MOTIONS

Motion was made by **Cindy LaFave**, and second by **Rod Saunders**, to accept the July Board of Directors Meeting Minutes July 13, 2024. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

Community Calendar- Details on Facebook

August 10,	1-3 pm	Circle of Friends Ice Cream Social for LOP members, kids, & grandkids
August 17,	5-10 pm	Circle of Friends Adult Tiki Party
August 24	4-6 pm	Spaghetti Dinner Pool Cover Fundraiser
August 25	12 pm	Kolten Laney Benefit Dinner



OFFICER'S REPORTS

PRESIDENT'S REPORT – Eric Williams

- The current BOD is working well and we've had an active 1st quarter and expect the 2nd quarter to be busy too.
- Office Infrastructure Update: Due to the power surge from the last big storm which destroyed some of our office computer equipment. The following steps have been taken to keep our office functional:

Office Infrastructure Upgrade & Website

- Actions
 - Replaced PC's and equipment
 - Reviewing software requirements
 - Upgraded internet performance with Spectrum
- Training on Outlook
- Creating distribution lists to improve emailing

- Closure of the Larch and Evergreen Boat Launches: We will continue to use our lock and key solution for Lake Security based on an honor system until we come up with an alternative solution. We've issued 27 keys to date. We trust that people with keys don't give them out to others and don't leave the gate unlocked.

VICE PRESIDENT'S REPORT – Gerry Broski

PI Dock Waiting List Effort

Goal: reduce wait time for a dock

- Currently 77 people are waiting for a dock

Issue:

- Members not in good standing on the list. You must be in good standing to be on the wait list. Some members will be removed from the list. They can go back on the list when their dues are paid.
- Clarified rule: “Docking at Pontoon Island between April 1st and October 15th (subject to change) requires association dues to be paid in full on or before April 1st, a signed contract at the Lake of the Pines Office, and a \$200.00 fee. You must sign up for Pontoon Island.”

Motion was made by **Teri Morrow-Sutton**, and second by **Cindy LaFave**, to change the ruling in our LOP Rules and Regulation Document on Page 8 from “Docking at Pontoon Island between April 1st and October 15 (Subject to change) is on a first come first served basis and requires a signed contract at the LOP office and a donation fee” to “Docking at Pontoon Island between April 1st and October 15th (subject to change) requires association dues to be paid in full on or before April 1st, a signed contract at the Lake of the Pines Office, and a \$200.00 fee. You must sign up for Pontoon Island.” Vote taken. **Motion was unanimously passed.**

Highway Cleanup Plan


- Last cleanup was 8 board members / spouses and 3 association members
- Scheduled for Tuesday September 17, 2024
 - Will need association volunteers
- We are also looking at an association cleanup program
 - Will need association volunteers

- We would like to continue our “Adopt-A-Highway” effort but we need more volunteers to help. Based on a show of hands of our association members interested in helping, we will confirm the date and send out an email message. In addition, we will have a sign-up sheet in the office for volunteers.
- We would like to start an association clean-up program that we need volunteers to help. Based on a show of hands of our association members interested in helping, we will confirm the date and send out an email message. In addition, we will have a sign-up sheet in the office for volunteers.

MMR “First On The Scene” Training

<https://www.naemt.org/education/bystander-education/fots>

- Course will be on a weekday in October with certified instructors
- 4 hour “fun and interactive”
- This nationwide course covers:
 - Activating the 911 system
 - Hands-only CPR and AED
 - Administering naloxone & epinephrine
 - Responding to life-threatening bleeding
 - Penetrating chest trauma
 - Moving patients to safety / positioning injured patients



- Jayne Messina and Gerry Broski have been in contact with MMR for CPR training. We have a wonderful opportunity free of charge to become certified to potentially save a life and encourage everyone to participate.
- We will discuss the “Good Samaritan Law” with the MMR folks. They haven’t had an issue come up but at least we will have knowledge of the “Good Samaritan Law.”
- There will be a sign-up sheet in the LOP office as well as more information to follow.

SECRETARY’S REPORT – Cheryl Dziurkowski

- LOP will be hosting a New Pool Cover Fundraiser Spaghetti Dinner on August 24, 2024 in the Rec. Hall from 4:00 – 6:00 pm. The festivities will include a Spaghetti Dinner, 50/50, Gift Basket Silent Auction, and a surprise door prize.
- We sent out requests for quotes for a new pool cover to (5) different sources. Three of the five sources “no Quoted” the project. The two quotes we did receive (one from Dolphin Pools in Harrison and one from Blockco LLC in Mt. Pleasant) The cheapest quote is for \$8,038 and the 2nd quote is for \$9,222.

- Due to receiving generous donations, we've started the Silent Auction bidding and hope everyone participates. The final bids will be accepted on the day of the event.
- Please contact Cheryl (586) 212-0701 for more information.

Fireworks Update

2024 Fireworks Display



Wally offered to comeback this year for a 2024 Labor Day Fireworks Display

We've collected \$164 in fireworks donations thus far.

We need approximately \$1k for a decent display.

We will continue to accept donations in our LOP Office until 08.24.24 to try to reach our goals

If we're not successful donations will rollover until next year

TREASURER'S REPORT – Cindy LaFave

- Motion** was made by **Teri Morrow-Sutton**, and seconded by **Rod Saunders** to approve payment of bills from July totaling \$27,502.83. Vote taken. **Motion was unanimously passed.**

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Eric Williams

- No report

ARCHITECTURAL'S REPORT – Clay Basler

- We approved the building of an attached garage on Pinehurst Estates

ECOLOGY'S REPORT – Open Position

Lake Health Update

• Lake Health

- Lake was treated in June and on July 25th and weed growth is under control

- Rod Saunders had a couple of guests at his cabin that worked for the DNR and he asked them to take a quick look at our lake and give him feedback. They said that we have a lot of small Bluegill in our lake and our Northern Pike are a bit skinny. But overall, they said that there are a lot of fish in our lake and no worries about the fish.

MAINTENANCE'S REPORT – David Lynch

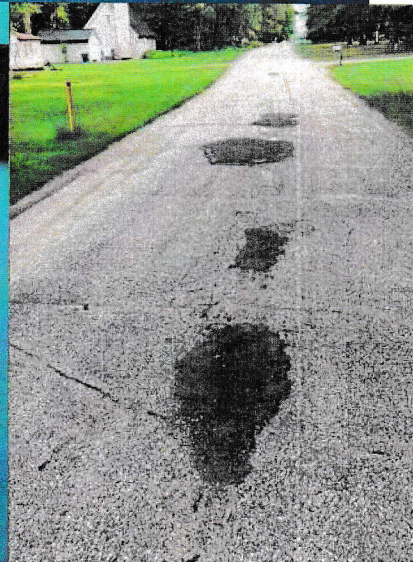
Bridge Update

- EGLE Permit issued 7/26
- Materials ordered - 5-6 week lead time
- Construction start 9/3
- Completion w/o 9/9



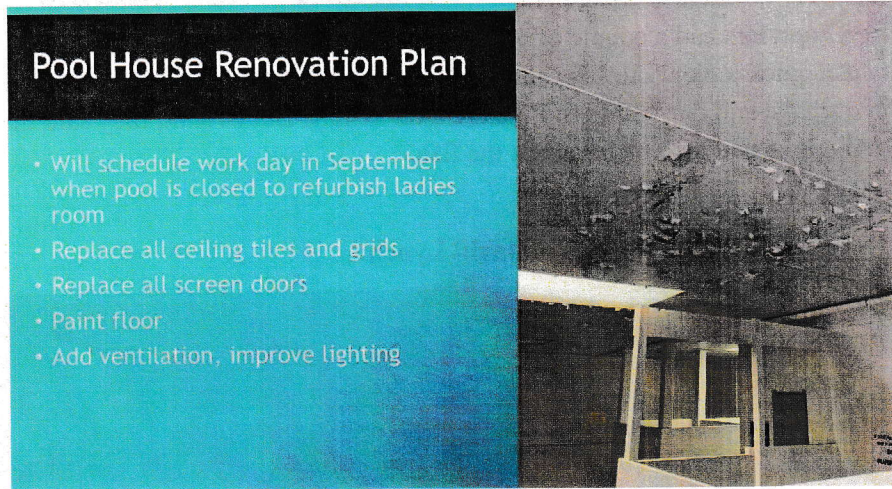
LOP Drive Update

- Holes filled
- Resurface this year or next
- Holes in parking lots and PI drive were also patched with gravel - thanks to Maintenance Staff!



- We bought more cold patch material to finish up the remaining holes and anticipate that project to be complete by next Wednesday August 14, 024. Thank you to Clay Basler, Alan Kagle, Nathan Rohrbacher, and Pete Wedesky for helping to complete this project.

- After determining that the sand wasn't working out very well, we purchased patching material for the LOP parking lot and Pontoon Island drive way to fill the holes. We also purchased 10 yards more of this patching material to have on hand so we can keep up with filling the holes in the parking lot. Thank you to the maintenance staff for doing a good job. It is a noticeable difference.



- We will be looking for volunteers to help us with these pool house renovations once we get the materials in. Thank you to the LOP maintenance staff for the cleanliness of both Men and Women's facility.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Teri Morrow-Sutton

- Thank you to our office and maintenance staff. Please remember to treat them with respect.

PUBLIC RELATIONS'S REPORT – Gerry Broski

Capital Projects Under Evaluation

Project	Estimate	Actual \$	Champion
Bridge	\$75k x 2 = \$150k		
LOP Dr. paving	\$39k (repair \$1700)		DL & CB
Website, WIFI, Office infrastructure	\$8k + monthly software costs		Eric
Locate and map gas line	\$2k		
Automated security gates for campground, PI & boat ramps	\$20k		D&D, CB, RS
Electronic sign	\$10k		GB
Pool cover	\$8k		Cheryl
Campground electrical upgrade	\$10k		Rod
Nature trails	\$5k		DL&GB
Pool house renovation	\$4k		D&D
Office renovation	\$2k		
Air conditioning in cabins 2&3 (charged cabin 1)	\$8k		D&D
Pontoon Island - extend boat ramp and handicap access	\$300 for rip-rap stone		DL&GB
New stove for Rec Hall kitchen	\$5-6k		GS&VB

Scorecard

Project	Status
Lake boat ramps secured	Complete
LOP Dr. repaired	In process
Website, WIFI, Office infrastructure upgraded	In process
Bird sanctuary renovation	In process
New logo	Complete
Investment strategy	In process

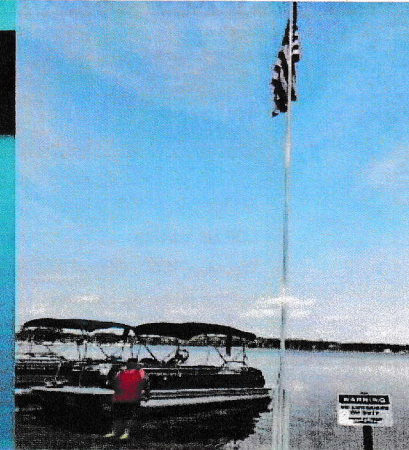
To-Do List

Project	Status	Champion
Office staff training in Outlook...		
Develop emailing lists for association		
Finish LOP Dr. pothole filling	Aug	Dave L
Website renovation		Eric / Gerry
Networking: Schaaf's, EGLE, Michigan Lakes and Streams Association		Gerry

Time, Talent, or Treasure

Resident Recognition

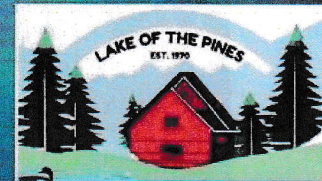
- Dave L, Al Kagle, Clay B, Pete Wedeski, for patching LOP Drive!
- Norma Kagle for priming the pipe!
- Jon Thomas, Don & Sherry Parke for the Campground flagpole refurbishment!
- Don Parke for 6 bird houses!



Logo Contest Winner!

First Place: Pete Wedesky and his daughter-in-law Lilliana

Second Place: Kellie Rainbolt



Third Place: Stephanie Yancer



Community Activity

LOP Buy Nothing/Giving Group on Facebook

- Created by Jay Adams
- Exchange site matches unwanted items to people in need
- 64 members - must register for access
- Use this site to help save resources and help a neighbor!

SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton

The image shows a presentation slide titled "Association Dues Collection Effort". It features a table with two columns: "Details" and "Totals". The table lists various categories of dues collection, including total properties, prompt payments, non-payments, active engagement, and no responses. It also includes specific data for dues owed back to 2024 or greater and dues collected in July 2024. The email address "lopdues@gmail.com" is displayed at the bottom of the slide.

Details	Totals
Total properties	820
Dues paid promptly	717
Dues not paid	100 (-3) / \$54k
Actively engaging	52
No response	27
Dues owed back to 2024 or greater	24 / \$23k
Dues collected in July 2024	\$13,850

lopdues@gmail.com

- We are willing to work with anyone that needs special arrangements to pay for their dues.

AMENITIES REPORT – Rod Saunders

- No report

FACILITIES REPORT – Vicki Brauner

- After repeatedly trying to repair our stove in the kitchen we decided to investigate how much it will cost to replace that old stove with a new one. So far, the findings are that we need approximately \$2k-\$3k to purchase a new stove. We will finalize our investigation and present a proposal to the BOD.

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Women's Club Monthly Meeting scheduled on Tuesday August 13, 2024, 2024 at 12:30 pm in the Rec. Hall

- The Women's Club will be hosting their annual MMI Picnic here at Lake of the Pines on Friday August 23, 2024. We're looking for volunteers. If you want to help with the games, come at 8:30 am.

MEN'S CLUB REPORT – Al Bywater (Absent)

- Men's Club Monthly Meeting scheduled on Wednesday August 14 at 5:00 pm in the Rec. Hall. A meal is served.
- Men's Club is raffling a gas grill. Tickets can be purchased in the LOP office. The drawing for the gas grill will be on Labor Day weekend celebration.

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens (Absent)

- No report

LOP CIRCLE OF FRIENDS – Dave Lynch

- The Circle of Friends will be hosting an Ice Cream Social today from 1:00 – 3:00 pm here in the Rec. Hall
- The Circle of Friends will be hosting an Adult only Tiki Party on August 17th, 2024.
- The Circle of Friends is raffling a beautiful gift basket. Tickets can be purchased in the LOP office. The drawing will take place on August 17, 2024.

UNFINISHED BUSINESS



- Thank you to Don Parke for making the (6) Bird Houses.

NEW BUSINESS

- No report

ASSOCIATION TIME

Eric Williams 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.

Shelley McCombe – Lot 078 – Pinehurst Estates

Question – Can we send out an email message about donations for fireworks?

Answer – Per Eric Williams – Yes

Beth Baxter – Lot 057 – Tamarack Trails

Comment/Question – You are stating in your presentation that you need \$10k for electrical upgrades in the campground. What upgrades will you be making for \$10k?

Answer – Per Rod Williams – We intend to add six (6) 50-amp circuits and fix the malfunctioning 30-amp circuits. We need to be able to handle the newer campers and eliminate fires caused by overloaded circuits.

Sheri Parke – Lot 006 – Tamarack Trails

Question/Comment – Will we get our money's worth by adding AC in the Cabins? Most cabins you rent don't have AC and you bring your own fan. **Answer – Per Dave Borle** – I agree with you. Maybe we can put a fan in each of the cabins to keep the air moving through the cabins

Question/Comment – What is the status of the Covenants modifications that our committee prepared? You said last month that it is still with the attorney.

Answer – Per Eric Williams – The Covenants modifications are still at our attorney's office and he is apparently sitting on them. We will start to reach out to other legal resources to see if we can get that situation moving in the right direction.

Carolyn Frisk – Lot 159 & 160 / Lot 222-224 – Birchwood

Question– Is the cost of the pool cover coming 100% from fundraisers or are other groups and/or LOP pitching in to pay for the cover?

Answer – Per Eric Williams – Currently it is a 100% fundraiser because we did not include it in our budget.

Eugene Stevens – Lot 487 – Birchwood

Question – Can we recover any of the losses for having the campground closed for so long?

Answer – Per Eric Williams – We don't think it possible to recover any of the losses from having the campground shut down but we can investigate with our insurance company

Dave Wilamowski – Lot 156 & 157 – Tamarack Trails

Comment – Whomever is sending out emails from Lake of the Pines is sending our contradictory information

Answer – Per Eric Williams – We will address this issue with the office staff to see who is sending out contradictory information

Question – Do we give out boat launch keys to vacation renter properties? You asked us to be vigilant and approach people accessing the lake without proper ID's but how are we supposed to know who has keys and who does not?

Answer – Per Eric Williams – We're trying to get it under control with the Air B&B's

Sheri Parke – Lot 006 – Tamarack Trails

Question – Can we send out a letter to the home owners to say that they can't give out their boat launch keys? **Answer – Per Eric Williams** – Yes

Laura – Lot 108 & 109

Comment – I use several Air B&B's and most of them issue a line item in their contracts for boats where people must pay an extra fee for a boat. So, we can tell them to register at the LOP office and pay a fee.

Nathan Rohrbacher – Lot 197 – Woodland Heights

Comment/Question – We were harassed three different times in one day while fishing and I have a boat sticker. Do we have to show our ID if the people asking are not on the board?

Answer – Per Cindy LaFave/Eric Williams – Maybe we can use a brighter colored sticker for the boats and have people put the sticker in a common place. Maybe near their MC sticker. We asked people to ask questions if they see someone not following the rules. It is in our best interest to ensure that people are following the rules otherwise LOP could quickly turn into an undesirable place to live.

Question – What about the people that live over by the campground, they just added a new dock and have many boats out there with no stickers? **Answer – Per Cindy LaFave** – The Schaff's are the people that live on the property near our campground and they are not part of the LOP Association.

Connie Crawford - Lot 200-202 - Woodland Heights

Comment/Question – There were three young guys on Pontoon Island fishing off one of the docks. They didn't have a sticker on their car so we asked them for their LOP ID cards and they didn't have one so we asked them to leave. If they didn't leave, what should we have done?

Answer – Per Eric Williams – Call the police

Question – Any progress on the flagpole in the Veterans Memorial area? **Answer – Per Dave Lynch** – No, we haven't gotten to it yet but it is still on our list of things to do.

Comment/Question – One of our LOP maintenance staff members was cutting grass on 4th of July. Did we pay that employee double time for working on a holiday?

Answer – Per Dave Lynch – No

John Patch – Lot 416 & 417 – Birchwood

Comment – The three young guys that Connie Crawford spoke about were grandsons of one of our LOP members and they were fishing off their dock. I will speak to the owners and make sure their grandson has proper stickers and ID cards.

David Lynch - Lot 175 & 176 – Tamarack Trails

Comment – Oak Wilt is an issue this year so don't cut or trim oak trees until after the first frost to avoid spreading oak wilt to other trees.

Stephanie Yancer – Lot 390 – Birchwood

Question – Can we open the campground in September/October 2024 if bridge work is complete?

Answer – **Per Eric Williams** – Yes, great possibilities

Dave Wilamowski – Lot 156 & 157 – Tamarack Trails

Question – Will wood chips from trees with oak wilt affect others?

Answer – **Per Eric Williams** – Yes, they could affect other oak trees.

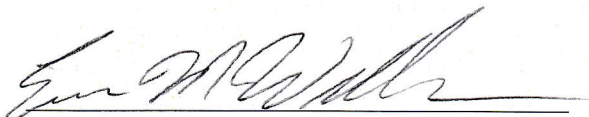
Closing

Motion was made by **Cheryl Dziurkowski**, second by **Dave Lynch** to adjourn the meeting @ 11:35 am. Vote taken. **Motion was unanimously passed.**

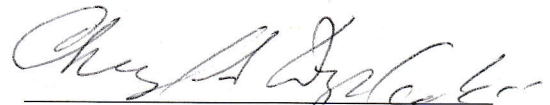
These meeting minutes were approved at the September 14, 2024 Lake of the Pines Meeting

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