

**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

December 14, 2024

OPENING

Eric Williams called the meeting to order at 10:00 am. There were 25 Association Members present. Eric started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

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. Dave Lynch and Dave Borle absent. All other board members present.

LOP BUSINESS MOTIONS

- **Motion** was made by **Teri Morrow-Sutton**, and second by **Vicki Brauner**, to accept the October Board of Directors Meeting Minutes October 12, 2024. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Cindy LaFave**, and seconded by **Teri Morrow-Sutton** to approve payment of bills from October totaling \$91,349.05. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Cindy LaFave**, and seconded by **Teri Morrow-Sutton** to approve payment of bills from November totaling \$4,262.82. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Cindy LaFave**, and seconded by **Teri Morrow-Sutton** to give Cyndi McKenzie a raise based on results from her yearly review. **Motion was unanimously passed.**

ANNOUNCEMENTS – Geri Shaw

- December 14, 2024 Women’s Club hosting Santa Visit 1:00 – 3:00 pm
- December 17, 2024 Euchre Night 6:30 pm in the Rec. Hall. This is the last night of Euchre in 2024. Euchre will start back up in January, 2025.
- December 31, 2024 Circle of Friends hosting a New Year’s Eve Celebration.

OFFICER’S REPORTS

PRESIDENT’S REPORT – Eric Williams

- Regarding hunting, all blinds and stands need to be tagged with: Name, Lot Number, and phone number. Unidentified blinds and stands will be removed if not identified. Be courteous to fellow hunters. Also, please be aware that Native Americans have State issued special hunting privileges/licenses. We have Native Americans living in our Lake of the Pines community who take advantage of those privileges. Please respect their rights. It’s the law!
- Office Infrastructure Update: Our current efforts regarding the office infrastructure updates are complete including new computers, WIFI and networking issues resolved. We will continue to look at software upgrades next year.
- Boat launches are temporary secured. We will continue to look for a more permanent solution next year.
- We installed new fans in the cabins instead of AC units.
- Bird Sanctuary is looking good. The trails are groomed and bird houses hung.
- We’ve finished our campground upgrades. The new bridge is complete and we installed (6) 50 Amp circuits for campers that require more current. We’re hoping to fill the campground next season.
- We’re still looking for a campground host for the 2025 season. If interested, please leave your name and phone numbers with either the LOP Office staff or one of the BOD members.

VICE PRESIDENT’S REPORT – Gerry Broski

- We’re striving for greater participation at our monthly BOD meetings and happy to see a couple of new face at today’s BOD meeting.

- We're actively trying to network with surrounding lake associations to better understand their procedures for lake management. It's been a challenge to reach these people because they don't respond to messages.

SECRETARY'S REPORT – Cheryl Dziurkowski

- On behalf of all our Boards of Directors, we wish you a very Merry Christmas and Happy New Year

TREASURER'S REPORT – Cindy LaFave

- We're still working on the 2025 Budget and it should be available for the association members to revenue in January, 2025.
- One of our LOP association members had an issue with radon after their home inspection. January is radon awareness month. The Clare County Health Department is offering radon test kits in the month of January, just bring in a canned good item donation and \$5.00 and test for radon yourself. If you miss getting your radon test kit in January from the health department you can still get one for \$10.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Eric Williams

- No report

ARCHITECTURAL'S REPORT – Clay Basler

- No report

ECOLOGY'S REPORT – Rod Saunders

- Chuck, our volunteer beaver trapper, trapped (6) beavers and destroyed two beaver dams since he started on November 6, 2024.
- The water flow into our Doc & Tom Lake is noticeably improved.

MAINTENANCE'S REPORT – David Lynch and David Borle – (Absent)

- The Women's Pool House Locker Room updates are near completion thanks to Dave Lynch, his cousin Ken, and Dave Borle. The final touches include painting that will take place by Rick McCombe in the Spring.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Teri Morrow-Sutton

- Per the State of Michigan, starting February 21, 2025, we will have to start paying our employees Earned Sick Time Pay. This new law pertains to all employees including part time, full time, and seasonal employees. The employees accrue one hour of sick time pay after every 30 hours worked with a maximum of 40 hours in one calendar year. In addition, the employees can also use up to 32 hours of additional unpaid sick time.

PUBLIC RELATIONS’S REPORT – Gerry Broski

- MMR Training on November 2, 2024 was successful. If interested, we may schedule another training class in Spring 2025.

SPECIAL PROJECT’S REPORT – Teri Morrow-Sutton

- The STR (short term rental) project goes into effect on January 1, 2025. A form is available in the office for each homeowner to fill out when they rent their STR property out and pay their \$25 fee. If the homeowner intends to rent their property multiple times, they can pay \$100.00 and the office staff will inform the property owner after (4) times.
- We still have a few outstanding association dues unpaid and will begin the Small Claims court proceedings.

AMENITIES REPORT – Rod Saunders

- No report

FACILITIES REPORT – Vicki Brauner

- As requested by the Board of Health, Vicki Brauner attended the Serve Safe certification training class and successfully passed the exam. The Serve Safe Certification is valid through November 6, 2029.
- Thank you, Vicki!

SUB-COMMITTEE’S REPORTS

WOMEN’S CLUB REPORT – Geri Shaw

- Women’s Club Monthly Meeting scheduled on the 2nd Tuesdays of each month at 12:30 pm in the Rec. Hall. All members in good standing are invited to join.
- The annual Euchre Tournament takes place every Tuesday at 6:30 pm in the Rec. Hall. The price is: \$2.00 to play plus .10 per Euchre.
- The Women’s Club will be hosting their annual Santa Visit in the Rec. Hall from 1:00 – 3:00 pm on December 14, 2024.

MEN'S CLUB REPORT – Al Bywater (Absent)

- Men's Club Monthly Meeting scheduled on the 2nd Wednesday of each month at 5:00 pm in the Rec. Hall. A meal is served. All members in good standing are invited to join.

VOLUNTEER SECURITY PATROL REPORT (vacant position)

- We're still looking for someone to head up this Security Patrol group. If interested, please leave your name and phone numbers with either the LOP Office staff or one of the BOD members.

LOP CIRCLE OF FRIENDS – Dave Lynch (Absent)

- The Circle of Friends will be hosting a New Year Eve Celebration in the Rec. Hall at 7:30 pm. BYOB and a snack to share. A champagne toast and favors will be available.

UNFINISHED BUSINESS

- No report

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.

Dawn Basler – Lot 207 & 208 – Birchwood Heights

Question – In an effort to bring in more revenue, can we look at adding a new septic and drain field in the campground and offering rustic camping as an option?

Answer – Per Eric Williams – Yes, sound like something worth investigating.

Ruth Boerner – Lot 202-204 – Birchwood Heights

Question – Can we improve the lighting in the parking lot? It is very dark out there in the evenings?

Answer – Per Eric – Yes, we already talked about improving that situation in our BOD workshop

Pete Wedesky – Lot 086 & 087 – Tamarack Trails

Question – Are you going to charge extra for the 50A campsites?

Answer – Per Eric Williams – Yes

Comment – If you ever stayed in Cabin 3 or 4 in August you will see that the fans won't do the job.

Question – Do we really need an electronic sign?

Answer – Per Eric Williams – It is on our capital expenditures list to evaluate in the future. Right now, it is a challenge to manually change the letters on the display board especially in the winter months.

Brian Bouwens – Lot 138 – Tamarack Trails

Comment/Question – There are a lot of costs going out. Are you planning to raise the association dues?

Answer – Per Eric Williams – Well, we will have to talk about it in the 2025 term. It's not easy to raise the association dues because we need 2/3rds of the association members to approve the raise.

Sheri Parke – Lot 006 – Tamarack Trails

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

Answer – Per Gerry Broski – We went to a 2nd attorney to review the Covenants modifications and he doesn't appear to be interested in helping us out with our current ironclad covenants. Maybe we can send out a survey to see if we can get a positive response from our association members to pursue this effort.

Kim Roy - Lot 236-237 – Birchwood Heights

Question – Can we do the survey, compile the information, and present to the board to see if it is worthwhile to get another lawyer involved?

Answer – Per Eric Williams – It will be a huge effort to knock on doors but we will consider sending out the survey.

Comment – Teri will be missed. She really helped the office staff out by tracking down the late association dues payers.

Dave Wilamowski – Lot 156 & 157 – Tamarack Trails

Question – Are there any security for Pontoon Island and campground updates?

Answer – Per Eric Williams – We already have cameras mounted on Pontoon Island and cameras available for the campground but we need to resolve the WIFI so that we can capture the data from those cameras. Right now, you physically must go to the camera and remove the SD card to see the data. Now that we have the WIFI updated in the office we can continue to see what it will take to get a strong signal to both the Pontoon Island and the campground. Still a work in progress for now.

Closing

Motion was made by **Cheryl Dziurkowski**, second by **Cindy LaFave** to adjourn the meeting @ 10:51 am. Vote taken. **Motion was unanimously passed.**

These meeting minutes were approved at the January 11, 2025 Lake of the Pines Board Meeting

Respectively prepared by:

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



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

Cheryl Dziurkowski

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