

Lake of the Pines Association Inc.
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Lake of the Pines Board Meeting Notes

January 11, 2025

OPENING

Eric Williams called the meeting to order at 10:00 am. There were 27 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 was absent. Cheryl Dziurkowski called into the meeting. All other board members present.

LOP BUSINESS MOTIONS

- **Motion** was made by Cindy LaFave, and second by Vicki Brauner, to accept the December Board of Directors Meeting Minutes. Vote taken. **Motion** was unanimously passed.
- **Motion** was made by Cindy LaFave, and seconded by Vicki Brauner to approve expenses from December totaling \$22,138.15. Vote taken. **Motion** was unanimously passed.

ANNOUNCEMENTS – Geri Shaw

- February 15, 2025 Lake of the Pines Ice Carnival & Fishing Contest.
- 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 on January 14, 2025.
- Men's Club hosting a Lions game watch on January 18, 2025 at 4:30. In the Rec Hall.
- Men's Club hosting a Texas Holdem Game In the Rec Hall on January 24, 2025 at 6:00 pm.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Eric Williams

- 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.
- We have invested \$50,000.00 in to a CD would like to get another \$50,000.00 to invest by next month.

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 faces at today's BOD meeting.
- LOP Covenants cannot be easily changed because 2/3 of votes have to be from each neighbor- hood is required
- We can post a simplified version of the covenants on the website with a disclaimer.
- Looking into getting a generator for the cabins.
- Looking into cleaning up the storage area of LOP and getting rid of the old stuff out of there.
- Gates for the Launches.
- Looking at the gym upgrades in the future
- Looking at Paving LOP drive in the future
- Looking at purchasing a New copier for office in the future • Looking at purchasing an Electric sign out front in the future
- Looking at additional Nature trail improvements.
- Looking to add on to the ramps on Pontoon Island in the future
- Looking at putting new Concrete around the Pool area in the future
- Please use the suggestion box for Board Members for any comments and/or ideas

SECRETARY'S REPORT – Cheryl Dziurkowski

- No Report

TREASURER'S REPORT – Cindy LaFave

- 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 (13) 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

- No Report

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Teri Morrow-Sutton

- No Report.

PUBLIC RELATIONS'S REPORT – Gerry Broski

- We're looking for new BOD members to fill the next term. If interested contact a current BOD member or inform our LOP office staff.

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.

- Maintenance Assessments are due by April 1st, 2025 to be in good standings for Pontoon Island and Kayaks, you could lose your spot on Pontoon Island and Kayaks.

AMENITIES REPORT – Rod Saunders

- No report

FACILITIES REPORT – Vicki Brauner

- No report

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 a breakfast for the Ice Carnival & Fishing Contest February 15, 2025. This event will start at 7am with registration, breakfast, silent auction, joker poker, lunch around 11 am till? And easy money, 50/50, 2pm fishing contest ends and 2:30 silent auctions ends.

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.
- Men's Club hosting a Lions game watch on January 18, 2025 at 4:30. In the Rec Hall.
- Men's Club hosting a Texas Holdem Game In the Rec Hall on January 24, 2025 at 6:00 pm. \$25.00 buy in and 8 player limit. Sign in sheet in the office.

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)

- No Report

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.

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.

Question — Can we put a simplified version of the covenants on Line? Answer
- Per Gerry Broski great thing to do will look into it.

Closing

Motion was made by Terri Sutton, second by Eric Williams to adjourn the meeting @ 10:55 am. Vote taken.
Motion was unanimously passed.

These meeting minutes were approved at the February 8, 2025 Lake of the Pines Meeting

Respectively prepared by:

Kim Roy
Office Assistant



Eric Williams, President
Lake of the Pines Board of Directors



Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors