

**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

June 8, 2024

OPENING

Eric Williams called the meeting to order at 10:00 am. There were 38 Association Members present. Eric started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

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

ROLL CALL

Roll Call was taken. Geri Shaw and Rod Saunders were absent and excused. All other board members present.

LOP BUSINESS MOTIONS

Motion was made by **Teri Morrow-Sutton**, and second by **Vicki Brauner**, to accept the 54th Annual Minutes of Board of Directors Meeting May 25, 2024. Vote taken. **Motion was unanimously passed.**

Motion was made by **Cheryl Dziurkowski**, and second by **Cindy LaFave**, to accept the Minutes of the Board of Directors Executive Reorganization May Meeting May 25th, 2024. Vote taken. **Motion was unanimously passed.**

Motion was made by **Cheryl Dziurkowski**, and second by **Teri Morrow-Sutton**, to accept the Minutes of Board of Directors Meeting held on April 13, 2024. Vote taken. **Motion was unanimously passed.**

Motion was made by **Cheryl Dziurkowski**, and second by **Vicki Brauner**, to accept the 2024 BOD and Nominating Committee Voting Roster. Vote taken.

Motion was unanimously passed

Motion was made by **Jon Thomas**, and second by **David Lynch**, who requested a roll call vote for all BOD members to get a current BOD Balance Sheet as well as a current BOD Profit & Loss Sheet at least one day prior to the BOD planning meeting and/or workshop

Cheryl Dziurkowski	Yay
Cindy LaFave	Yay
Clay Basler	Yay
Dave Borle	Aye
Vicki Brauner	Yes
Dave Lynch	Yay
Teri Morrow-Sutton	Yay
Gerry Broski	Yay
Eric Williams	Yay
Jon Thomas	Yay
Geri Shaw	Absent
Rod Saunders	Absent

Vote taken. **Motion was passed**

Motion was made by **Teri Morrow-Sutton**, and seconded by **Cindy LaFave** to increase the employee salaries of Ginger and George retroactive to May 1, 2024, based on yearly evaluation results and Employment Start Date. Vote taken. **Motion was unanimously passed.**

Motion was made by **Cindy LaFave**, and seconded by **Teri Morrow-Sutton** to approve payment of bills from May totaling \$18,492.91. Vote taken. **Motion was unanimously passed.**

NEW LOP BOARD OF DIRECTORS INTRODUCTION

Eric Williams	President
Gerry Broski	Vice President
Cheryl Dziurkowski	Secretary
Cindy LaFave	Treasurer
Clay Basler	Architecture
Dave Borle	Maintenance
Vicki Brauner	Facilities
Dave Lynch	Maintenance
Teri Morrow-Sutton	Personnel/Special Projects
Jon Thomas	Ecology
Geri Shaw	Nominating/Ballot Counting
Rod Saunders	Amenities

BOD SUB-COMMITTEE CONFIRMATIONS

Eric Williams asked **Clay Basler** if he would accept the **Architectural Director position**. **Clay Basler** said **"AYE"**. Vote was taken. **MOTION PASSED**. Clay Basler remains responsible for the Architectural position.

Eric Williams asked **Jon Thomas** if he would accept the **Ecology Director position**. **Jon Thomas** said **"AYE"**. Vote was taken. **MOTION PASSED**. Jon Thomas remains responsible for Ecology position.

Eric Williams asked **Teri Morrow-Sutton** if she would accept the **Personnel Director position**. **Teri Morrow-Sutton** said **"AYE"**. Vote was taken. **MOTION PASSED**. Teri Morrow-Sutton remains responsible for Personnel position.

Eric asked **Dave Lynch** if he would accept the **Maintenance Director position**. **Dave Lynch** said **"AYE"**. Vote was taken. **MOTION PASSED**. Dave Lynch remains responsible for Maintenance position.

Eric asked **Dave Borle** if he would accept the **Maintenance Director position**. **Dave Borle** said **"AYE"**. Vote was taken. **MOTION PASSED**. Dave Borle is responsible for Maintenance position.

Eric Williams asked **Vicki Brauner** if she would accept the **Facilities Director position**. **Vicki Brauner** said **"AYE"**. Vote was taken. **MOTION PASSED**. Vicki Brauner is responsible for Facilities position.

Eric Williams asked **Gerry Broski** if he would accept the **Public Relations/Marketing Director position**. **Gerry Broski** said **"AYE"**. Vote was taken. **MOTION PASSED**. Gerry Broski is responsible for Public Relations/Marketing position.

Eric Williams asked **Teri Morrow-Sutton** if she would accept the **Special Projects Director position**. **Teri Morrow-Sutton** said **"AYE"**. Vote was taken. **MOTION PASSED**. Teri Morrow-Sutton remains responsible for Special Projects position.

ANNOUNCEMENTS

Community Calendar- Details on Facebook

DATE	EVENT
June 11	Signup by June 4 Little River Casino Trip
June 13	2 nd Thursday of month Freeman Township Meeting
June 15	Circle of Friends Cornhole Tournament
June 15	Fathers Day Basket Raffle
June 16	Fathers Day Breakfast
June 20	Game Night
July 13	LOP Association Meeting
July 18-21	Sign up in the office by July 13 Subdivision Garage Sale (you pick dates and times)
July 27	Circle of Friends Golf Outing

- Per Clay Basler it is important to attend the Freeman Township meetings. Typically, there are only about 16 people attending the meetings and since LOP is a large presence in Freeman Township we need a bigger participation at these meetings to make a difference.

POINT OF ORDER

- Point of Order per Teri Morrow-Sutton – "I did not receive any notification of the purchase of this new TV which is approximately \$800.00. I have no problem with the display that's up here but I have a problem with the money that was spent. My suggestion would be since no motion was made, that we return the TV since most stores have a 7 – 14 day return policy and use the other TV for the same thing you are doing here"
- Per Eric Williams "Duly noted – we will address with a sidebar discussion with the BOD and not here.

OFFICER'S REPORTS

PRESIDENT'S REPORT – Eric Williams

- This new BOD intends to work as hard as ever in the best interest of everyone here at Lake of the Pines
- Remember that all the BOD members are volunteers and as humans we make errors from time to time and ask for your forgiveness and understanding of those circumstances. Our staff members are humans too. They make errors from time to time and we ask for your forgiveness and understanding of those circumstances.
- We are diligently working to assign point people to different present & future projects/tasks. These people will be assigned to a variety of tasks so that one person isn't trying to cover everything.

VICE PRESIDENT'S REPORT – Gerry Broski

- No report

SECRETARY'S REPORT – Cheryl Dziurkowski

Active Projects

Project	Champion
Bridge and LOP Drive	Dave L
Lake management / security	Jon
Website, WIFI	Eric
Campground electrical upgrade	Rod
Dues collections	Teri
Association communications	Gerry & Eric
Infrastructure & security review	Eric & Gerry
Community involvement	Gerry

- A snapshot of the task list that we review at each BOD workshop for progress updates and/or requests for additional help.

TREASURER'S REPORT – Cindy LaFave

- Office staff is doing very well. We're lucky to have such a great group. It's starting to get busy in the LOP office so please be patient.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Eric Williams

- No report

ARCHITECTURAL'S REPORT – Clay Basler

- There are people living in their camper on Birchwood. After speaking to them, they promised to be out of there in two weeks. If anyone sees anything suspicious like this situation, contact the office so we can try to resolve these issues before they get out of hand.
- Gerry & Clay are formalizing a means of keeping track of people who are breaking the laws, so that we have a leg to stand on if the situations become extreme.

ECOLOGY'S REPORT – Jon Thomas

Lake Treatment Update

- Warm winter means more milfoil
- Treatment costs are doubling every 2 years
- Looking at alternate methods of treatment
- Need a long-term plan



Fertilizing your lawn?
Stay 15' away from the lake
Use organic or phosphorous-free fertilizers if possible

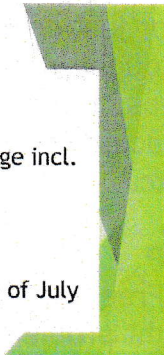
- As most of you know our lake is heavily inundated with Eurasian Milfoil. According to our PLM Lake Managements Biologist this is due to warmer winters. In addition, boats that come in and out of our lake without cleaning their props bring in the weeds. On May 23, 2024 PLM provided us with a new quote with options to address the "out of control" Eurasian Milfoil problem. On May 28, 2024 PLM came in for a meeting to discuss the options they gave us and also informed us that this is going to be a continuous problem. Option #1 – Do nothing - continue with the treatment per their contract to spot treat the Milfoil, Option #2 is going to cost \$26k to short term treatment of the Milfoil for one season, and PLM preferred Option #3 is going to cost \$84k + \$1,200 per acre of shoreline for long term treatment of the Milfoil and would potentially last about three years. Fortunately, PLM joined us on the same day as a BOD workshop therefore the BOD members were available to decide which one of the three options we should pursue. The available BOD members chose Option #2 so that our association members can enjoy our lake this season and potentially give us enough time to determine if there is an alternate solution for next season. PLM implemented phase 1 of the \$26k treatment plan and phase 2 will take place on June 6, 2024. In addition to the Option #2 lake treatment, additional spot treatment for the Eurasian Milfoil will be required later in the summer and this should get us through this season.

- We need to come up with a long-term plan to address these rising costs of our lake management treatments.
- One option that we've started to look into is an advanced mechanical way to treat the problem areas of our lake. The mechanical lake treatment system consists of: a machine that travels around the lake and cuts the weeds, then transfers the weeds to the shoreline where we have to clean up and discard. This is going to be a very intensive solution as well as very expensive. We will continue to explore all options.
- We're looking at updating our walking trails with our maintenance group and volunteers
- We're also looking into how to address our lake security. Not exactly sure how to do it but definitely looking into it.
- We previously talked about creating a handicap hunting area but decided to table that task for this year because we have too many other issues with safety concerns to address.
- We are in the process of adding new "No Wake" signs on our lake
- We're going to add signs in our forests and lands because we virtually have none at this time.
- Lastly, we will be looking for crafty LOP association members to build birdhouses and benches that we can place in our bird sanctuary and on our walking trails

MAINTENANCE'S REPORT – David Lynch

Bridge Update

- Board met with contractor 6/3/24
- Cost: NTE \$150k
- Includes bridge, removal of old bridge incl. beams, grading...
- EGLE permit still pending
- Bridge will meet MDOT standards
- 1 week construction - Hoping for 4th of July campground opening



- We had a meeting with Dewayne Rogers – bridge contractor and we're still waiting for the Michigan EGLE to issue the permit. A state representative stated that we would get that permit in two weeks. This is the end of that two weeks and we haven't seen anything yet but the contractor intends to contact them again on Monday to nudge again. 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 by 4th of July, 2024. The bridge contractor stated that we will be removing all of the debris from the old bridge. LOP association

members can contact the state representative to let them know that we are waiting for that EGLE permit.

NOMINATING/BALLOTING REPORT – Geri Shaw (Absent)

- No report

PERSONNEL'S REPORT – Teri Morrow-Sutton

- No report

PUBLIC RELATIONS'S REPORT – Gerry Broski

Voting

- Issue #1 passed = \$10k cap on cabin funds
- 5 candidates elected = full board
- Nancy Wilamowski elected to NomComm
- 820 ballots sent / 279 votes cast = 34%
- 35 people typically attend meeting = 4%



Communications - Meetings

- 5/30 - Freeman Township Supervisor
 - Roads, blight, working together
- 6/3 - Clare County Road Commissioner
 - Roads, and bridge



Communications within LOP

- From the chart above you can see a small percentage of the association members casted their voting ballots and an even smaller percentage of the association members attend the monthly association meetings. We thank the people attending today but we need to encourage greater participation. If you have ideas on how to increase the participation, please send us an email or just drop a note in the suggestion box outside the entrance door. We brought in a new monitor to be able to display to our members specific areas of interest so that you can see what we are talking about when we discuss for instance the new bridge, the ecology projects, the activities, etc.

Communications outside LOP

- We met with Al Housler, Freeman Township Supervisor to discuss how we can work together on blight problems and roads in our area. LOP is a large population of Freeman Township and we should have some leverage for the available resources. Al Housler holds a Freeman Township Meeting every 2nd Thursday of the Month at the Freeman Township on Mannsiding Road at 7:00 pm. We encourage all to attend the meetings so that you can understand what is happening in Freeman Township and be a voice for LOP on appropriate issues.
- We met with Dewayne Rogers who is the Clare County Road Commissioner. We were able to discuss the new bridge and also the Lake of the Pines Drive. Dewayne was able to give us an idea of how much money we need to repair Lake of the Pines Drive.
- We need to reach out to others sources to help us out as much as possible

Additional Outside Resources

- Would like to bring in people with expertise to discuss with us the following:
 - Computer Tech Training
 - Financial Advisor
 - How to avoid bank scams
 - CPR training
 - Ecology Experts
 - Solar Panels
 - Gardening
 - Etc.
- We will be working on a three-year plan on where we want to be in three years and set priorities on how we will meet our goals.

SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton

- We're currently have 76 accounts with outstanding balances. We've collected \$7,675 in back dues since May 1st, 2024 and are still working on it. We placed 21 liens on properties to try and get our back dues collected. Of the 21 properties with liens, all of those are multiple repeat offenders for not paying their dues and of the 76 accounts with outstanding balances, approximately 30 are repeat offenders for not paying their association dues. We started a small committee of LOP association members to help figure out better/easier ways to collect back dues from the LOP members with outstanding balances but welcome anyone else who is willing to help.

AMENITIES REPORT – Rod Saunders (Absent)

- No report

FACILITIES REPORT – Vicki Brauner

- No report

UNFINISHED BUSINESS

- No report

NEW BUSINESS

- Geri Shaw issued the following statement in writing "I was never involved in any discussion or vote for the new TV. The only thing I was asked was if I could put it up on the wall where the wall hanging was. I would have voted NO to buying it because I think it is a waste of money. We already have a TV that is the same size in this room. I would like this entered into the meeting minutes"

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw (Absent)

- Women's Club Monthly Meeting scheduled on Tuesday June 11, 2024, 2024 at 12:30 pm in the Rec. Hall
- The Women's Club will be hosting their annual Father's Day Breakfast on June 16, 2024. Our LOP fathers eat for free.

MEN'S CLUB REPORT – Al Bywater (Absent)

- Men's Club Monthly Meeting scheduled on Wednesday June 12 at 5:00 pm in the Rec. Hall. A meal is served.

LOP CIRCLE OF FRIENDS – Dave Lynch

- The Circle of Friends will be hosting a Cornhole Tournament on June 15, 2024 in the Pavilion and the Father's Day Gift Basket will be awarded on that day.
- The Circle of Friends will be hosting a Golf Outing on July 27th, 2024. Sign up sheet in the LOP Office.

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Everything is going pretty good and quiet so far
- Our June casino trip is coming up on June 11, 2024 and there is very low participation this time. It is too late to cancel this trip therefore it's costing \$80 from the Security/Patrol funds. Remember this is a fundraiser for the Volunteer Security/Patrol team and the main source of funding.
- More than likely there will not be a casino trip this fall.

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.

Dave Wilamowski - Lot 156-157 – Tamarack Trails

Question – Since PLM is charging us some much money for lake management have you looked into any other companies?

Answer – per Jon Thomas – Yes, but there aren't a lot of companies that have a license to chemically treat public waters in this area. However, we did find a company named Savin. We used them before here at LOP but I understand that we had undesirable outcomes from their treatment. We requested a quote from them anyways to see what they have to offer

Question – Does PLM guarantee any of their treatments?

Answer – per Jon Thomas – PLM gave us a list of chemicals and gallons per acre. The chemical that they are using this time is called DyQuat. This is PLM's less preferred solution to handle our Milfoil problem. They really don't guarantee anything because their solutions are weather dependent. Most of the lakes in our area are having these same issues due to the fact that we did not have a hard freeze this past winter.

Eugene Stevens – Lot 497 - Birchwood

Question – Is there any way legally that we can treat the lake ourselves?

Answer – Per Jon Thomas – No, this requires a state issued license that could be costly but we can look into it.

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – There was an article in the Clare Review about how much the residents on Shingle Lake & Lake George are paying for their lake management. They are only paying \$50-\$70 per homeowner to spray their lakes. They are smaller lakes than ours but we have more people around our lake.

Answer – Per Jon Thomas – Please understand that the \$200 per lot that you pay here covers a lot more than just the lake.

Comment – Lincoln Township is having a Verizon cellular tower put onto their property so the profits from that tower installation enable them to have their dues lowered. A recommendation was made that we allow Verizon to put their tower on LOP property.

Answer – Per Cindy LaFave – Freeman Township /LOP did not have a good location for the new Verizon tower.

Sheri Parke – Lot 006 – Tamarack Trails

Comment/Question – Teri Morrow-Sutton you said you had three people joining your committee but you never said what the committee was going to do. What are you talking about?

Answer – Per Teri Morrow-Sutton Last meeting we requested association members interested in working in a committee to help resolve some of our issues with regards to dues collections, liens, etc. Three people stepped up to help us out: Tim to help with real estate issues and dues collections, Stephanie's background in Parks & Rec. wants to help with fundraising and campground issues, and Mark's background is DNR and he would like to help out with Hunting grounds and the Lake. Anybody else wanting to help out please email the LOP office.

Connie Crawford - Lot 200-202 - Woodland Heights

Question – Have we ever investigated buying CD's at the bank? Huntington Bank is offering 5% on 7-month CD's.

Answer – Per Eric Williams – Yes, we are looking into that as well as other things

Question – Is there anyone looking at putting our flag back up at the veteran's garden?

Answer – Per Dave Lynch – Yes, we're waiting to borrow the manlift from Stanley Painting Co. to go up there and see what we can do. Maybe trim the tree back

Comment – Someone tied their boat to my side of the boat dock and just left mine wrapped around a little. I think that there should be signs posted not to use other people's tie downs.

Answer – Per Cindy LaFave – Can you get their dock number? We will send them a warning letter

Cindy Downer - Lot 077 – Pinehurst Estates

Question – If you get that flag pole down can you relocate it so it doesn't get tangled in the tree?

Answer – per Eric Williams/Dave Lynch – Maybe once we get the manlift we can investigate the situation better and maybe trim the tree. Those flagpoles are buried deeper than people think which makes it difficult to move.

Al Kohlhoff - Lot 44 - Birchwood Heights

Question – I was down at Pontoon Island the other day and there was an Amish man down there fishing off someone else's docks. He was a friend of someone. I think we should put up a sign stating "No fishing off docks". I told him that we rent boats here at LOP and he could go to the office to rent a boat next time.

Answer – Per Cindy LaFave – Thank you for taking the initiative to approach people and question whether or not they belong there. It is in everyone here at LOP best interest to ask people if they are members.

Ben Downer - Lot 077 – Pinehurst Estates

Comment – I heard that there is a fish that eats weeds. It's some type of carp. We keep putting band-aids on everything here at LOP and never resolve any issues.

Answer – per Dave Borle – They are "Grass Carp" and you can purchase them sterile in Ohio so that they don't reproduce. They typically last about 7 years and they eat a lot of grass. The people in Ohio do not have licenses to sell them in Michigan. The DNR does not permit grass carp to be introduced into our lake. We did have them in our lake 20 years ago but it was illegal and they really didn't do the job.

Eugene Stevens – Lot 497 - Birchwood

Question – Did we ever find a place to buy fish to put into the lake?

Answer – Per Jon Thomas – Yes, last year we did buy fish (about \$7,000 worth) to put into our lake from Laggis Fish Farm from the south west corner of Michigan and they delivered right to us. We stocked Hybrid Bluegill and

large-mouth bass. We would like to put more fish in but they are very expensive so we will have to have some type of fund raiser to generate the money to buy more fish.

Nina Hardiewich – Lot 089 – Pinehurst Estates

Comment – I wanted to get an update on security here at LOP regarding gasoline and batteries. My Club Car had gasoline stolen out of it the last couple of days.

Answer – Per Leo Stevens – The sheriff department is aware of the issue but they really can't do anything. We need to get those cameras up and running to catch the thieves in the act.

Answer – Per Eric Williams – Maybe security can increase their patrol.

Al Kohlhoff - Lot 44 - Birchwood Heights

Comment – I had gasoline stolen from my boat twice last year and now I've put a keyed gas cap to keep the thieves from stealing more gas.

Answer – Per Eric Williams – That might be a good idea for others to look into to prevent any more issues

Connie Crawford - Lot 200-202 - Woodland Heights

Question – Is there anything we can do about all the young kids on dirt bikes riding around our neighborhoods? I called the sheriff's department and they said to call the DNR.

Answer – Per Leo Stevens – We can't do anything on the county roads except call the sheriff department

Tony Zelinski - Lot 214-216 – Tamarack Trails

Comment/Question – I rent the Rec. Hall here at LOP about five or six times a year for our wrestling banquets and not happy about the price increase but one of my 5-year-old wrestlers was recently diagnosed with leukemia. His mom is our secretary but has not been able to work, so I wanted to organize a benefit for them. I am wondering if you guys could waive the rental hall cost for this benefit?

Answer – Per Eric Williams – We will discuss this with our BOD members and get back to you. Leave contact info.

Sheri Parke – Lot 006 – Tamarack Trails

Comment – Maybe the Women's Club, Men's Club, and Circle of Friends can pitch in to cover the cost of the Rec. Hall for this charitable event

Closing

Motion was made by **Cheryl Dziurkowski**, second by **Teri Morrow-Sutton** to adjourn the meeting @ 11:05AM. Vote taken. **Motion was unanimously passed.**

These meeting minutes were approved at the July 13, 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