

**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

October 12, 2024

OPENING

Eric Williams called the meeting to order at 10:00 am. There were 26 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. Rod Saunders absent and excused. All other board members present.

LOP BUSINESS MOTIONS

Motion was made by **Ter Morrow-Sutton**, and second by **Gerry Broski**, to accept the September Board of Directors Meeting Minutes September 14, 2024. Vote taken. **Motion was unanimously passed.**

GUEST SPEAKER – Trapper Chuck Harrison

Trapper Chuck joined our BOD meeting to give us an update on the beaver status

ANNOUNCEMENTS

- October 12, 2024 Circle of Friends hosting Chili Cook-Off 5-10 pm
- October 15, 2024 Pontoon Island Boats must be removed
- October 18, 2024 Bridge Ribbon Cutting Ceremony 5:00 pm
- October 19, 2024 Leo Stevens Celebration of Life Ceremony 2:00 pm
- October 26, 2024 Women's Club hosting Boofet 6:00 pm
- November 1, 2024 LOP Winter Office hours go into effect.
- November 2, 2024 First Responder Training 10:00 am

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. Do not remove existing identified stands.
- Office Infrastructure Update: Our current efforts regarding the office infrastructure updates are to set up a means for sending out association wide emails without issues. This portion of the upgrade should be complete by the end of September.

VICE PRESIDENT'S REPORT – Gerry Broski

- MMR Training is scheduled for November 2, 2024. The training class will be limited to (20) people. Sign up by October 20, 2024 in the LOP office.
- We had (18) volunteers for "Adopt-A-Highway". We collected (30+) bags of trash and enjoyed pizza lunch afterwards. Thank you to all that helped.

SECRETARY'S REPORT – Cheryl Dziurkowski

- The Pool Cover is here. Thank you to all who donated and to the LOP association who covered the cost of the new pool cover
- We invite all to join us for a Bridge ribbon cutting ceremony on October 18, 2024 at 5:00 pm. Meet at the campground entrance then proceed to the campground area pavilion for a gathering. Please bring your own chair, a finger food to pass, and your drink.

TREASURER'S REPORT – Cindy LaFave

- Campground Entrance Bridge project is complete
- **Motion** was made by **Teri Morrow-Sutton**, and seconded by **Cheryl Dziurkowski** to approve payment of bills from September totaling \$98,771.74. Vote taken. **Motion was unanimously passed.**
- Election Day is November 5, 2024. Don't forget to vote.

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Eric Williams

- No report

ARCHITECTURAL'S REPORT – Clay Basler

- Nothing to report regarding architecture.
- Clay is champion for the signage requirements in the hunting grounds. Signs were ordered from Gary Van-Hull and will be hung up when we get them.

ECOLOGY'S REPORT – Rod Saunders (Absent)

- We're working on a long-term lake management program.
- Please use organic fertilizer on your lawns to control the weeds in our lake

MAINTENANCE'S REPORT – David Lynch and David Borle

- The bridge to the campground is complete
- All Pontoon Island boat docks will be taken down on October 15, 2024 so please make sure your boat is removed from the water by then. If available, contact Dave Lynch to volunteer to help remove the docks.
- We purchased the materials required for the LOP Pool House Women's Bathroom renovations and expect to get started on that project soon. If available, contact Dave Lynch to volunteer to help on this project.
- We are stopping the Wood chip deliveries to the bird sanctuary until next spring

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Teri Morrow-Sutton

- We're moving to the winter office hours beginning on November 1, 2024. Those hours are: Tuesday – Saturday 9:00 am until 4:30 pm

PUBLIC RELATIONS'S REPORT – Gerry Broski

- No report

SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton

- We're willing to work with anyone that needs special arrangements to pay their association dues. You can contact us at lopdues@gmail.com
- Teri Morrow-Sutton and Rod Saunders wrapped up their Short-Term Rental Proposal.
- **Motion** was made by **Teri Morrow-Sutton**, and second by **Cindy LaFave**, to accept the following updates to the LOP Rules and Regulations:
 - Each owner will get a guest pass and pay \$25.00 when renting their home
 - LOP will cap the number of short-term rentals to 2% (16)
 - All owners will have a copy of the guest rules in the home
 - This will be added to the rules and regulations effective 01.01.2025

Vote taken. **Motion was unanimously passed.**

AMENITIES REPORT – Rod Saunders (Absent)

- No report

FACILITIES REPORT – Vicki Brauner

- The new kitchen stove is here. We had a Board of Health inspection and require a Serve Safe certification. Vicki Brauner will attend training for certification in November.

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 Boofet from 6:00 – 10:00 pm on October 26, 2024. The price is: \$10.00. Costumes are encouraged but not mandatory. A sign-up sheet is in the office.

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

- We're still looking for someone to head up this Security Patrol group.

LOP CIRCLE OF FRIENDS – Dave Lynch

- The Circle of Friends will be hosting a Chili Cook Off/Bonfire from 5:00 – 10:00 pm on October 12, 2024. A sign-up sheet is in the office.
- Circle of Friends is working with Farwell Schools to host an after-school reading program here at our Rec. Hall for local students that can't travel to Farwell.

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.

Edward Chrzanowski – Lot 577 & 578 – Birchwood

Comment/Question – You said you are in contact with the Shaff's. How is that relationship going? They have a huge percentage of the property on Doc & Tom Lake and if they were to sell it would LOP have first choice?

Answer – Per Eric – We're trying to establish a relationship with the Shaff's. They have a huge family and we don't foresee them selling it.

Question – Why are the bathrooms on Pontoon Island closed because the Island is open until October 15, 2024?

Answer – Per Eric – It's been winterized because of the colder temperatures at night.

Dave Wilamowski – Lot 156 & 157 – Tamarack Trails

Comment/Question – You said you investigated grants and we can't be considered for a grant because this is a private lake. How can our lake be considered private when the Shaff's live on the lake?

Answer – Per Eric Williams – Because there is no public access to our lake

Connie Crawford - Lot 200-202 - Woodland Heights

Question – Why was there a real estate lady at our last BOD meeting?

Answer – Per Eric Williams – We didn't pay attention until it was too late. We need to bring back inspecting LOP membership cards to ensure that only LOP members attend our BOD meetings.

Comment/Question – Last meeting you said that we will treat the STR's like the cabins and campgrounds, but how can we control that?

Answer – Per Teri Morrow-Sutton – We can kick STR rental people out just like cabin & campground renters if they don't follow the rules. We must work on the covenants to be able to better enforce our rules.

Steve Andrews – Lot 280 – Woodland Heights

Question – What is the name of the electrical company you hired for the campground electrical issues?

Answer – Per Eric Williams – Seiter Electric in Clare

Comment – Reach out to LOP association members when jobs need to be done here at LOP. (contact Steve Carr for the gas line – Scotty Construction) Steve has a name of a painter for the bathrooms that will be given to Dave Lynch

Answer – Per Eric Williams – We will give Scotty Construction a call when we start the gas line project.

Rick McCombe – Lot 078 – Pinehurst Estates

Comment/Question – Our current rules and regulations state that you must have your name, phone number, and lot number affixed to your blinds. Are you just reminding everyone? Also, the rules and regulations don't say when you must take down your blinds.

Answer – Per Eric Williams – Yes, we are reminding people and we will make that update regarding when to take your blinds down.

Ted Lewis – Lot 272 – Birchwood

Comment – I already have four (4) cameras on Pontoon Island and if I can get an outlet by the boat launch, I can put another camera there on Pontoon Island. Also, Ted has cameras for the campground and will install them in the spring.

Answer – Per Eric Williams – Great thanks. Maybe Dave Lynch can work with you for power.

Pete Wedesky – Lot 086 & 087 – Tamarack Trails

Comment/Question – There is a lot of money going out. Are you looking at bringing money in?

Answer – Per Eric Williams – Yes, we will look at that in our budget planning meeting.

Connie Crawford - Lot 200-202 - Woodland Heights

Question – Has the BOD considered having the campground repay the association for the new bridge?

Answer – Per Cindy LaFave – Yes, we will look at that during our budget review

Jay Adams – Lot 21 – Tamarack Trails

Question – How many STR do we have now?

Answer – Per Teri Morrow-Sutton – Six

Comment – It would be nice to see the breakdown of the large expenses and how much it will cost each association member.

Answer – Per Cindy LaFave – Yes, that's a great idea

Question – What is going on with property located at the corner of Shadow-brook and Ashard?

Answer – Per Eric Williams – It's up to Freeman Township

Al Kohlhoff - Lot 44 - Birchwood Heights

Question – How long will it take to get the people out who are planning to put a camper on their property located at the corner of Shadow-brook and Ashard?

Answer – Per Eric Williams – Its up to Freeman Township

Sue Kohlhoff - Lot 44 - Birchwood Heights

Comment – There is a guy living in a shed behind Clay Basler with no water or electricity but keeps adding on?

Answer – Per Clay Basler – Yes, we can make Freeman Township aware

Dawn Basler – Lot 207 & 208 – Birchwood Heights

Question – Can we call the fire department if people are burning on their property because there is a Red Flag warning against burning?

Answer – Per Eric Williams – Yes

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – The people on the corner of Ashard and Shadow-brook are pushing their brush onto the neighbor behind property

Pete Wedesky – Lot 086 & 087 – Tamarack Trails

Comment – Point of Clarification - People can't live in camper on their private property

Answer – Per Eric Williams – You are correct – we gave same people approval because of the new bridge but will go back to enforcing that rule.

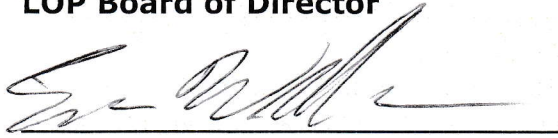
Closing

Motion was made by **Cheryl Dziurkowski**, second by **Cindy LaFave** to adjourn the meeting @ 11:22 am. Vote taken. **Motion was unanimously passed.**

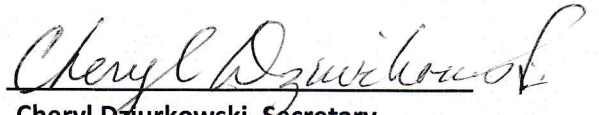
These meeting minutes were approved at the December 14, 2024 Lake of the Pines Board Meeting

Respectively prepared by:

Cheryl Dziurkowski, Secretary
LOP Board of Director



Eric Williams, President
Lake of the Pines Board of Directors



Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors