

**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

September 14, 2024

OPENING

Eric Williams called the meeting to order at 10:00 am. There were 41 Association Members present. Eric started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

GUEST SPEAKER – Trapper Chuck Harrison

Trapper Chuck Harrison is a valuable part of our LOP team. He is a volunteer nuisance critter trapper manager. He joined us this morning to update us on our nuisance Beaver issues on our Doc & Tom Lake. We greatly appreciate his efforts.

Doc & Tom Lake has eleven (11) miles of shoreline to scout for critters. Trapper Chuck scouted $\frac{3}{4}$ of the Doc & Tom Lake shoreline.

There are four (4) beavers dams on Doc & Tom Lake (Beavers build dams so that they have a safe pond where they can build their beaver houses)

There are ten (10) active beaver houses on Doc & Tom Lake (A beaver house is constructed in the middle of water and is surrounded by water)

There are (22) bank dens on Doc & Tom Lake. (A bank lodge is like a bank den except they add mud and sticks on top to add more room underneath and protect them. Most bank dens cannot be seen unless you know what you are looking for in the water)

There currently are four (4) colonies on Doc & Tom Lake property.

Beaver offspring are identified as: kits

Last night using a hunting app, Trapper Chuck captured a satellite picture of a 5th colony on the lake at the Schaff property.

A "colony" is usually consisting of: 8-12 beaver. (Beavers form monogamous pairs and usually live in family groups of up to 8 related individuals called **colonies**. Siblings stay with their parents on avg 3 years but Trapper Chuck also saw 4-5-year-olds with the colony. In the spring the mom beaver throws out 1/2 the 3 year and 2-year-olds. Thus, the need to trap a few out of every colony.)

Little Silver Lake Creek had two (2) beavers in their house and they were trapped out last season. Currently, there is at least one (1) beaver that may have traveled into Doc & Tom Lake late last season. Trapper Chuck is scheduled to start trapping Little Silver Lake Creek around November 7, 2024.

There are also two (2) bank dens that will be trapped right away on November 7th, 2024 in the channel east of the LOP Clubhouse where we have problems. Those bank dens were spotted by tree cuttings on a private land owners' property.

A total of nine (9) Beavers were removed from the Doc & Tom Lake last season to help manage the beaver population, but we should have taken at a minimum of 10 to 15 beavers based on a typical formula used to calculate the number. (Remove 2 to 3 beaver per colony to manage the beaver population – We have (5) colonies therefore we should have removed 10 to 15 beavers)

Shingle Creek had two (2) beavers traveling into our Doc & Tom Lake that we trapped last season.

Chuck received a complaint of tree cuttings spotted on Doc & Tom property between Ashard Rd and Ashcroft. This identifies that we possibly have a late developing beaver dam. A flooding that is causing a pond in this location requires immediate investigation and will be investigated right after this meeting.

At the Ridgeway culvert fourteen (14) beavers were taken last year.

Trapper Chuck developed a panel system that he will be using this season that keeps the beaver from blocking our culverts and by simply moving the panels, can also be used to trap the beaver.

Trapper Chuck will provide this panel system at no charge to LOP but will be taking it with him if he ever leaves. However, he will make the panel system available to LOP for purchase at that time.

Hemlock Creek was not trapped last season. There are signs that the beavers are traveling through via the ANR pipeline.

ANR has eighteen (18) beaver houses on their property and Hemlock Creek needs to be protected to stop the flow of beaver into our lake.

John Hundt (LOP association member) who owns a lot of property along Hemlock Creek has given permission to come on his property and manage the beaver there, so that creek will be protected this season.

There were fourteen (14) beavers traveling into Doc & Tom Lake from the south end last season that were trapped. If not proactively addressed, we

can expect additional beaver traveling in this season. Trapper Chuck is trying to get permission from the private property owners, to knock down the traveling beaver from coming into our lake. Thus far only two private property owners from Half Moon Lake agreed to give their permission which has ten (10) beaver houses on their property so Trapper Chuck plans to address those ten (10) areas starting on November 7th, 2024.

All (4) water inlets to Doc & Tom Lake are restricted with beaver dams. We're going to have to pick our battles on which one we can get permission to remove. The two dams which have slowed the water flow to the Ridgeway Culvert are on private property. One of those two dams is over 160 yards long and the other is over 130 yards.

Little Silver Lake Creek dam should slowly take shape in time even though we could not get permission from EGLE to remove. It's a mud dam and by keeping the beaver out of there should enable it to eventually break down and flow better.

Hemlock Creek is also being restricted on the ANR pipeline but Jerry Broski (LOP BOD member) and Rod Saunders (LOP BOD member) are seeking access permission. It's also a mud dam and by keeping the beaver out of there should enable it to eventually break down and flow better.

Shingle Creek has a good dam and has been there quite a few years. It's on both private property and state property. A lot of paperwork will have to be filed and a lot of phone calls made but this one possible can be resolved. The new possible dam that is just starting over there is going to be monitored and once again trap the beaver out. If we can keep the beaver out it will eventually break down and flow better.

Trapper Chuck is also available to LOP residents for nuisance animal removal any time of the year. There will be a fee charged if it is out of the season.

Beaver Mittens will be available for sale at the end of September

In the future, Hats are made from tanned fur from all species of furbearers will be available.

Beaver hoop wall decorations will also be available.

Wall mount tanned pelts are always available

ASSOCIATION TIME

Rick McCombe – Lot 078 – Pinehurst Estates

Comment/Question – Your map shows (4) dams. I know you said per EGLE and DNR that we can't destroy the dams, do those dams benefit you to manage the beaver population? What would happen if those dams just disappear covertly?

Answer – Per Trapper Chuck – Silver Lake dam is currently being monitored by DNR and EGLE. If anyone is caught damaging that dam, a red flag would be raised and could generate thousands of dollars in fines, but if allowed it would be easy to break down because it's a mud dam.

Dave Wilamowski – Lot 156 & 157 – Tamarack Trails

Question – Is there a reason why you just manage the nuisance critters and not just eliminate them? Is that a DNR rule?

Answer – Per Trapper Chuck – It is not a DNR rule, the BOD has requested that we only manage the nuisance critter population at this time and not eliminate the nuisance critters. If at any time there is a change in direction from the BOD, Trapper Chuck can manage.

Pete Wedesky – Lot 086 & 087 – Tamarack Trails

Comment – The south end (Ridgeway Trail) over by Silver Lake has been dry all summer.

Answer – Per Trapper Chuck – Yes, we did not have permission last season from the property owners to address the issue but now we have two (2) property owners allowing us to come in, so we will address part of the issues this season.

Sheri Parke – Lot 006 – Tamarack Trails

Comment – I would like to ask the BOD to review managing versus eliminating the nuisance animals.

Answer – Per Eric Williams – We can look at the differences but we do have many association members that do not the animals harmed.

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 **Ter Morrow-Sutton**, and second by **Rod Saunders**, to accept the August Board of Directors Meeting Minutes August 13, 2024. Vote taken. **Motion was unanimously passed.**

Motion was made by **Cheryl Dziurkowski**, and second by **Dave Lynch**, to remove/cancel Rick McCombe LOP Visa credit card account and issue a new LOP credit card to Eric Williams. Vote taken. **Motion was unanimously passed.**

OFFICER'S REPORTS

PRESIDENT'S REPORT – Eric Williams

- Please be kind to our office staff. They're only doing what was requested by the BOD. They don't deserve to be yelled at or cussed out because of a decision the BOD members implemented.
- We have some vandalism going on and we don't know why. Some of trail posts were damaged in the hunting grounds and we're looking for the culprits.
- Reminder that the BOD members are all volunteers. We are shy one BOD member so if you are interested let us know.
- 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

- There was some confusion on the updates we made last month to the LOP Rules and Regulations document. Below is the new rule regarding Pontoon Island Boat Docks: (If you have additional questions and/or concerns, contact a BOD member.
- We would like to continue our "Adopt-A-Highway" effort but we need more volunteers to help. So far, we have 10 members signed up to pick up trash but would like more volunteers so that we can not only cover our Highway 115 obligation but in addition we can cover Lake Station, Ashard, and Hemlock. We will have a sign-up sheet in the office for volunteers.
- MMR is having a difficult time scheduling instructors for the CPR training class. This event will be free of charge to become certified but will have limited spaces available to take the training class. Stay tuned for further information on the specific date for this event. Due to limited space restrictions, if you sign up for the training class, please show up so that you don't deny someone else the opportunity.

SECRETARY'S REPORT – Cheryl Dziurkowski

- A special **"Thank you"** to our LOP Women's Club and our LOP Men's Club for each generously donating \$1,000 towards the purchase of our new swimming pool cover. Please continue to support their events because they do use their funds for the betterment of Lake of the Pines.
- **Motion** was made by **Cheryl Dziurkowski**, and seconded by **Dave Lynch** for LOP to make up the difference in cost after monies generated by the New Pool Cover Fundraiser and generous donations to purchase a new swimming pool cover were deducted. Vote taken. **Motion was unanimously passed.**

TREASURER'S REPORT – Cindy LaFave

- **Motion** was made by **Cindy LaFave**, and seconded by **Teri Morrow-Sutton** to make modifications to our current documentation because there are some contradictions regarding when your association dues are due. April 1st of each year is the date your association dues are to be paid. On April 2nd at midnight if your dues are not paid will get a 30-day grace period before late fees are added to your account. However, if your association dues are not received by April 1st then you are no longer in "good standings" here at LOP and you will not be able to rent a boat dock on Pontoon Island, reserve a cabin or campsite, rent the Rec. Hall or Pavilion etc. If you pay your association dues on April 2 you will be able to go to the bottom of the reservation lists for Pontoon Island boat docks, campsites, cabins, Rec. Hall rentals, Pavilion rental, etc. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **Teri Morrow-Sutton**, and seconded by **Dave Lynch** to approve payment of bills from August totaling \$20,333.73. Vote taken. Dave Borle opposed and all other BOD members agreed. **Motion was passed.**

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Eric Williams

- No report

ARCHITECTURAL'S REPORT – Clay Basler

- Nothing to report regarding architectural but have been watching the bridge renovation progress. The team is making stellar progress.

- Spoke with the road commissioner regarding some of the signs in the villa that are no longer readable and need replacements. Such as yield and street signs. If anyone has worn out signs in your neighborhood contact Clay Basler and it will be added to the list needing replacement.
- Apparently, people are dumping their brush into the bird sanctuary ditches. Reminder, we do have an area for brush within LOP grounds that all good standing association members can use. Just stop by the office, get the key, and take all your brush to the brush pile.

ECOLOGY'S REPORT – Open Position

- No report

MAINTENANCE'S REPORT – David Lynch and David Borle

- Our campground bridge project is underway. The old bridge is gone and prepping is taking place over the weekend for the new bridge. The water is flowing again and our lake water is rising.
- Thank you to our maintenance crew for repainting the swimming pool. They are doing a great job and the swimming pool is looking good. However, we will have to put money in next year's budget because there are cracks in the pool and the cement around the pool is deteriorating.
- We started purchasing the materials for the LOP Pool House renovations and expect to get started on that project soon. Thank you to Ben Downer for volunteering to help us with these pool house renovations. If others are available to help, please contact Dave Lynch.
- We've also been trying to keep the LOP parking lot filled with gravel in the mud holes.
- We've patched up LOP drive as best as we could for this year but next year we will investigate a more permanent solution.
- 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.

NOMINATING/BALLOTING REPORT – Geri Shaw

- No report

PERSONNEL'S REPORT – Teri Morrow-Sutton

- Please remember to treat our office staff with respect. People have been coming into the LOP office yelling, screaming, and cussing them out. They are only doing what they have been instructed to do by the BOD

members. If you have the need to scream, yell, or cuss someone out please contact a BOD member.

- We will be moving into off season operating hours in the office.

PUBLIC RELATIONS'S REPORT – Gerry Broski

- No report

SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton

- We're happy to report that someone with a lien on their property paid their association dues yesterday so it is not reflected in this report.
- We are willing to work with anyone that needs special arrangements to pay for their dues. You can contact us at lopdues@gmail.com
- Teri Morrow-Sutton and Rod Saunders are working together to wrap their arms around Short-Term Rentals properties here at LOP. There currently are (6) STR properties to date and the owners will meet with us on September 17, 2024 to discuss our expectations and theirs. We plan to generate a plan and recommendations to present to the next BOD workshop. Afterwards we will be able to present our solution to the association members at the October BOD meeting. In addition, Freeman Township is discussing STR and don't anticipate having anything to discuss until next spring.

AMENITIES REPORT – Rod Saunders

- We received updated quote for the electrical upgrades in the campground. Upon review and contractor selection, we will move forward on campground electrical upgrades after the bridge work is complete.

FACILITIES REPORT – Vicki Brauner

- The new kitchen stove is on its way. The company informed us that the stove is being shipped. We requested a tracking number and a delivery date. "Thank you" to our LOP Men's Club for their donation of \$1,100 and Circle of Friends for their \$500 donations towards the cost of the new kitchen stove. The LOP Women's Club will pick up the remaining cost of the new kitchen stove.

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Thank you to all that helped at the MMI Picnic
- 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 will begin on Tuesday October 1st, 2024 at 6:30 pm

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 donated \$1,000 towards the cost of the new swimming pool cover
- Men's Club donated \$1,100 towards the cost of the new kitchen stove

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 an Adult Hayride and Bonfire from 5:00 – 10:00 pm on September 21, 2024. A sign-up sheet is in the office.
- The Circle of Friends is having an open meeting to discuss future events here in the LOP Rec. Hall on September 26, 2024.
- Circle of Friends is working with Farwell Schools to host an after-school reading program for local students that can't travel to Farwell to attend this extra help on October 10, 2024 here at our Rec. Hall.

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.

Sheri Parke – Lot 006 – Tamarack Trails

Question/Comment – There is a nice lady in my neighborhood who put up a beautiful park bench. Someone decided to moor their paddle boat to that new park bench. That paddle boat did not have a LOP sticker on it and sat there for two weeks. I contacted the office several times and nothing was done. Why was this situation not addressed?

Answer – Per Eric Williams – We got information that there was a paddle out there on the lake but we did not know if that paddle boat was on LOP property. Once we determined that it was indeed on LOP property, we went out to padlock the paddleboat but it was gone. We had no idea who the paddle boat belongs to therefore we could not contact that person to discuss the issue.

Dave Wilamowski – Lot 156 & 157 – Tamarack Trails

Comment – Rod Saunders you said in the future it was be costly to clean out these beaver dams

Answer – Per Rod Saunders – No, we were talking about cleaning the sludge out of the canals.

Comment – All the more reason to eliminate the beaver instead of just managing them.

Answer – Per Rod Saunders – We understand but there are people within our LOP Association that don't want the animals harmed.

Beth Baxter – Lot 057 – Tamarack Trails

Comment/Question – The paddle boat could have been on private property so we must be careful. Also, nobody spoke of lake treatment and the lake is bad right now. I understand that we had \$100k in lake treatment budget so why aren't we treating the lake right now? This seems like a good time to treat the issues.

Answer – Per Cindy LaFave – We spoke to PLM on Monday. He offered to come out and treat our lake for algae but the BOD decided to hold off because the algae is dying off naturally due to the cooler evenings. Regarding the weeds, per PLM we can't doing anything with the weeds until spring and hopefully we get a good solid freeze this winter that will kill off weeds.

Ben Downer – Lot 77 – Pinehurst

Comment/Question – You said that you are listening to an expert regarding our lake treatment. That guy is a chemical lake treatment expert.

Why can't we look at the mechanical techniques for lake treatment? We must stop the band-aid treatment around here.

Answer – Per Eric Williams – Even if we used the mechanical lake treatment system, we will still have to use chemicals. There are many aspects to mechanical lake treatment including the machine, conveying the debris from the machine to land, spreading out & drying the debris, getting someone to collect the debris, etc. In addition, we would have to get permits from EGLE and the DNR plus there are certain weeds we can't touch. Plus, we would have to staff this effort as well as maintain the equipment. We must generate a well thought out plan before jumping in without understanding the expenses and resources required to make it happen. This plan would have to be rolled out to the association members so that everyone clearly understands what we are getting ourselves in to and receive a commitment by vote to the expenses required to make it happen.

Steve Andrews – Lot 280 – Woodland Heights

Comment – We used to have a dredging machine to use on Doc & Tom Lake. We also used SONAR chemicals that knocked out the weeds for a couple of years. I thought the reason why Dairy Doo was here was to take all our dredging debris but I guess not. This lake needs to be dredged and we've been talking about doing it for 24 years and nothing.

Answer – Per Dave Lynch – John Thomas and Dave Lynch went out on our lake with a dredging supplier and just to dredge a couple of the channels it would cost approximately \$250,000.

Comment – The current BOD must communicate more and learn not to communicate misinformation and get everyone up in arms.

Answer – Per Eric Williams – Please remember that this BOD is new and we are learning and hopefully you will be understanding.

Question – Why can't the guys working on the bridge clean out the area where we have the kayak launch? It is getting so full of weeds that soon you won't be able to take your kayak out onto the lake.

Answer – Per Dave Borle – They are bridge contractors. They are renting that equipment for that project. Finally, we don't have EGLE and DNR permits to do so.

Greg Bertolo – Lot 95 & 96 – Tamarack Trails

Comment – My property sale is stalled because of the LOP BOD hold up on the Short-Term Rental Property Policy.

Answer – Per Eric Williams – The new Short-Term Rental Property policy is not defined yet so there is no reason why your property sale should be stalled.

Al Kohlhoff - Lot 44 - Birchwood Heights

Question – Can you put up signs that state no walking your pets in the hunting grounds during hunting season?

Answer – Per Eric Williams – Yes

Sheri Parke – Lot 006 – Tamarack Trails

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. We need a timeline so that we can move on and get changes to the Covenant.

Answer – Per Cindy LaFave – The Covenants modifications are still at our attorney's office and he has some staffing issues. He will try to get them done by the end of the year. We could go somewhere else but there are very many attorneys that are experts on restricted covenants. JJ our attorney is very familiar with our covenants and it would be advantageous to wait.

Connie Crawford - Lot 200-202 - Woodland Heights

Comments – The faucet outside of the Rec. Hall leaks and needs attention. Thank you to Ben and Cindy Downer for pushing to get the flag issue addressed by the Veterans Memorial area. Zebra mussels are an issue again per a newspaper article so we must pay attention and hopefully no one brings them in on their boat. Where is the money coming from for the electrical upgrade in the campground? I know the campground budget is empty and we didn't bring in any money this year? Can we loan the campground the money and get paid back like they did with the new showers?

Answer – Per Cindy LaFave – Due to the fires in the campground we have must fix the electrical system and hopefully we will make the money to cover the electrical upgrade costs next year.

Rick McCombe – Lot 078 – Pinehurst Estates

Comment – I see Air B&Bs as free marketing for LOP so hopefully one of the guests might be interested in buying property here at LOP. Also, per our covenants no businesses allowed but there are a lot of businesses here at LOP and you can't single out Air B&B's.

Dave Wilamowski – Lot 156 & 157 – Tamarack Trails

Question – What's to stop anyone from renting a piece of their property out to anyone so people can come in and use our amenities?

Answer – Per Eric Williams – Your guests would have to follow the same rules as all others. If you want to charge your guests you can but they would need guests passes, pay to use the pool, etc. and follows our rules and regulations.

Eric Hoffman - Lot 049 & 050 – Tamarack Trails

Question – Can we charge residents to use the swimming pool?

Answer – Per Eric Williams – Not according to our By-Laws

Question – Have we considered applying for bankruptcy?

Answer – Per Eric Williams – No

Comment – It frustrating that you always talk about our restrictive covenants but nothing ever changes

Answer – Per Cindy LaFave – We did get the association dues changed with a great deal of persistence. You can make changes but it takes 2/3 of every subdivision to approve to change and that is difficult to do. We're not giving up.

Connie Crawford - Lot 200-202 - Woodland Heights

Comment – Regarding the Air B&B's, be sure to put a cap on the number of Air B&B we allow to operate in LOP

Cindy Gardner – Lot 60 & 61 – Pinehurst Estates

Comment – Talk about rifferaff, this has been the most peaceful summer since I lived here with the campground closed. Air B&Bs don't bring in rifferaff but if they do cause problems then it goes on their record.

Answer – Per Clay Basler – If you have issues with people in the campground contact Clay Basler and we will address with the person who made the reservation.

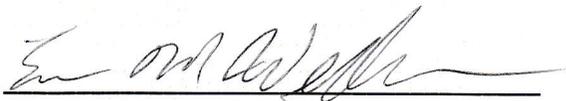
Closing

Motion was made by **Cheryl Dziurkowski**, second by **Dave Lynch** to adjourn the meeting @ 11:58 am. Vote taken. **Motion was unanimously passed.**

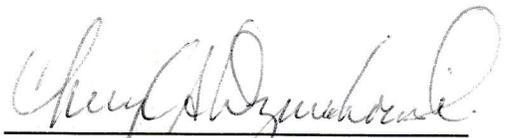
These meeting minutes were approved at the October 12, 2024 Lake of the Pines Board Meeting

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