

# Annual Meeting Minutes 2007

Moon Lake Property Owners Association

Annual Meeting Agenda

Saturday, June 9, 2007

1. Call to Order @ 1:03 PM Greenwood Township Hall, by President Bill Czopek. He welcomed everyone. Introduced board members, candidates for election and two write-in candidates, Bill Raub and Donna Keeney.

## Roll Call: Board of Directors Present

President- (interim)	Bill Czopek
Vice President- (Interim)	Martin Hilleary
Treasurer - (Interim)	Jean Czopek
Secretary - (Interim)	Donna Keeney
Directors - SML-(Interim)	Ross Argue
WE1-(Interim)	Shelly Stewart
WE2-(Interim)	Ed Roginski
WM-(Interim)	Ron Palmquist
Valleywood (Interim)	Karen McClintock

50 property owners present and 3 Guest speakers

2. Introduction of Guest Speakers:

- A. Ty Black, Michigan DEQ Gaylord Office- Mr. Black talked about gas, well drilling around Moon Lake & Tee Lake areas, as well as the state of Michigan. He gave a presentation on the process used in drilling for gas. Members asked questions about how it affects our water level. He explained that since the drilling would be down so far in the Antrim Shale area, it would have no effect. He spoke about the local geography and the precipitation levels which affect lake level. Mr. Black stated that he could not answer specific questions on the plans of O.I.L. in the area, just questions about permit requirements and questions related to geology.
- B. Kevin Grace, Under sheriff, Oscoda County- 22 Year veteran of the police force, answered questions for 10 minutes, covering a variety of subjects. **1.** ORV usage- He stated “No ORV’s of any kind, including golf carts, tractors are allowed on Oscoda County roads- the only place that they are legal is on private property, or designated trails”. **2.** Animal control is now being handled through the County Commissioner’s office. **3.** Call the sheriff’s department with concerns. They are open 24 hours - 7 days a week. They would respond to every call. He also explained that there are only 3 deputies on the road at any time with a very large area to cover.
- C. John Paulus, Zoning Administrator of Greenwood Township agreed to answer questions pertaining to zoning. President, Bill Czopek, explained we have to follow Greenwood Township zoning regulations except in instances where Moon Lake restrictions are more stringent than the township guidelines. Property owners who are building should go to the township office first, then Oscoda County if required. We would like to restart the Building and Use Committee for Moon Lake specific concerns. We need at least three volunteers for the building and use committee. Until volunteers step up for this committee, the Moon Lake Board of Directors will oversee any issues that arise for Building and Use

### 3. Introduction Of Members Running For Election

- A. Martin Hilleary (Vice Presidential Candidate) 7 -year Moon Lake resident, currently interim vice president.
- B. Jennifer Marinkovski (Vice Presidential Candidate) 13-year part-time resident, member of the former Planning Committee and now part of Parks and Lakes Committee. Actively involved with pool restoration.
- C. Bill Raub (Vice Presidential Candidate) Past 2 years permanent resident. Interested in more activities, clubhouse usage, more planning & consistency, organization.
- D. Donna Keeney (Secretary) 15 year resident of Moon Lake, Interim Secretary since June 2007. Wants to see improved communication
- E. Ross Argue (Secluded Moon Lake Director Candidate) Part-time resident for 1 ½ years. Interim Director for SML since September 2006. Also oversees the Parks and Lakes Committee. Has been coordinating pool repairs with the contractor.
- F. Karen McClintock (Candidate for Valleywood Director) Full time resident for 9 years, would like to see more people contact her with any problem so it can be addressed.

### 4. Approval of Minutes 2006, Annual Meeting

After reading 2006 annual minutes by the Secretary, a motion was made to accept the minutes as read by Martin Hilleary, seconded by Ron Palmquist, carried unopposed.

### 5. Selection Of Election Committee

Jim McCafferty, Mr. and Mrs. Eric Russell, Louise Deskovitz will serve as the election committee to certify counting of the ballots. Motion was made to destroy old ballots of 2006 by Donna Keeney and seconded by Frank Keeney. Carried unopposed.

### 6. Financial Committee Report

PowerPoint Presentation prepared by the Financial Committee was given by Patrick Stewart. In December of 2006 board created a Financial Committee to prepare an annual budget, review monthly expenditures and to make recommendations to the Board on financial matters. Patrick was appointed as chairperson. Linda Argue is also on the committee. Improvements including the handicap ramp at the clubhouse, painting of the playground equipment at Peninsula Park and the approval of repairs to the pool were discussed. Spreadsheets were shown which included actual expenses for 2005-2006 and 2006-2007 fiscal years. Additionally budgets were presented for 2007-2008 and 2008-2009. Patrick explained any large variance on items in the previous two years expenses. He explained that the projected expenses are intended to be used as guidelines by the board. He reported that the pool will now be operated on a volunteer basis. We do not have enough money through current dues to pay a caretaker for April through October as in the past. "What we are trying to do is stay within our budget & run the pool with volunteers". The projections showed that it takes \$20,000-\$22,000 to operate Moon Lake with all of its current amenities and no other major improvements. This amount includes the operation of the pool which will average approximately \$7500 without a paid attendant. The budget projection for the balance of the fiscal year of 2007-2008 will be very tight due to the pool repairs. The following year will provide an opportunity to again build the account balances back up and look at further improvements during the 2008-2009 fiscal year. Discussion continued on clubhouse and pool expenditures.

### 7. Legal Committee Report

On proposed Deed Restriction changes, Ron Palmquist reported on the need to update deed restrictions. They ran for the first 20 years and can be updated every tenth year which is next July, 2008. They will continue as-is for the next ten years unless they are updated prior to expiration in July, 2008. These are part of each property owners recorded deed restrictions. The proposed changes have been reviewed by the association's lawyer. Ron explained that at the time they were originally written, Greenwood Township was not zoned. In most instances township zoning is stricter than Moon Lake's. In circumstances where ours are more stringent, our restrictions will prevail. The maintenance fees are currently capped at \$45 and cannot be increased beyond. At the present time, dues increases can only be passed with an approval of two thirds of the people voting. The proposed restrictions will require a simple majority of the people voting. To change the restrictions requires a signature vote for each lot (not

a ballot vote). A 50% + 1 vote is required for adoption. Directors will have copies of the current restrictions and the new changes for review and will have a signature sheet. When we get the appropriate number of signatures, they will then be recorded at Oscoda County. A member questioned Section 5, article 4 (Page 3) about allowing the Board of Directors to vote for approval of increases up to \$5. Copies of the old and new Restrictions will be mailed. Member Bill Raub stated there was a typo under the description of Valleywood Estates. It is written as NE section, it should read NW section.

8. Social Committee- George Raub talked about the first social event was the BBQ (Hamburgers and Hot Dogs) at the annual meeting. The funds collected will be used to fund future social committee events. He expressed a wish for more newsletters and increased communication. Donna Keeney stated as co-chair person to also contact her. Schedule of activities for June was handed out.
9. Parks and Lake Committee- Jennifer Marinkovski gave a presentation on the pool repairs and talked about the four estimates the planning committee secured. A decision was made in January 2007 by the Board of Directors to sign a contract with A-1 Pools. Cost to repair the pool was \$29,000 thousand dollars. Pool is in great shape and all of the walls are very solid. It was built to last. The electrical box was repaired. A new hot water heater was donated by a resident and volunteers installed it. Volunteers also cleaned the bathhouse, raked, mowed, and trimmed the grounds surrounding the pool area, planted flowers, painted the floors in the showers, as well as some of the tiles surrounding the edge of the pool and power washed the pool deck and patio furniture. Holes and gaps in the old clubhouse deck were repaired with boards. The playground equipment was also painted. A large swing set was moved from an area on Crestwood to the pool area. Suggested hours of operation and the Facility Rules and Regulations were passed out to members. Pool hours will initially be Sunday-Thursday 11 Am- 8 PM, Friday, and Saturday- 11Am – 9 PM. Again, volunteers are needed for the pool to be open; you may sign up at the pool.
10. Secretary- Donna Keeney presented correspondence from a homeowner who wanted to express concerns about music being played too loudly. They asked that we please remember it travels a long distance.
11. Treasurer's Report - Jean Czopek reported that 113 have not paid their maintenance fees. Thirty nine property owners out of 113 owe for more than one year. We have been successful in taking delinquent accounts to small claims court. \$ 4, 618.32 is currently owed to MLPOA in back maintenance fees. Motion to accept treasurer's report made by Ron. Seconded by Martin Carried unopposed.

#### 12. Directors Reports

WE2 -Ed Roginski read a correspondence from the owner of two properties on Moon Lake. She had asked that renters now be able to use the pool for a fee. She suggested that the by-laws be changed so that all property owners in good standing wanting to rent their properties would be able to let their tenants know that they can utilize all Moon Lake facilities for the cost of the current annual maintenance fee. Ed stated tenants that rent annually, monthly or weekly could now purchase a membership permit for the current annual fee of one lot from the association. This will allow tenants full privileges of all Moon Lake facilities and members of good standing. However, the lot owners must pay their own maintenance fees also. To maintain privileges the renters must conduct themselves appropriately. Both tenant and Moon Lake Property Owners will be responsible for any damaged property. Tenant will remain a non-voting member.

#### 13. Election of Officers & Director and Maintenance Fee Increase results

Secretary reports from election committee as follows: The \$45.00 vote missed the approval by 7 votes. The current procedures require passage by a two thirds of the people voting, not a simple majority.

Vice President- Martin Hilleary

Secretary - Donna Keeney

SML Director - Ross Argue

Valleywood Director - Karen McClintock

Secretary asked Mr. McCafferty if these were the committee's findings and he stated that they "are the election committee's findings".

#### 14. Public Comment

A motion was made by Bob Hilleary to try again next year at the annual meeting to raise the dues to \$45. Seconded by Martin Hilleary. Carried unopposed. Mr. Hilleary also made a motion that a gavel is purchased to help with running meetings. It was seconded by Martin Hilleary and passed unopposed. A motion was made by Eric Russell to change the by-laws to allow a part-time resident to serve on the board in any position. Seconded by Jim McCafferty, after discussion the vote 11 - yes, 14- No's. No's have it - motion declined. Donna made a motion to add to all directors, the by-law definition of what a part-time person is. Defined as 30 weekends a year residence, as stated in the Vice Presidents definition Article 6- Section 3. No second - motion was declined.

Bill Raub commented that the board has not been elected according to Roberts Rules. He further stated, "I'd like to address more communication. The only way for the board to survive is to get more participation. The only other way is to dissolve the association".

Mr. McCafferty would like to change the by-laws to read Treasurer/Secretary to be grouped with the directors as a part-time resident position. Shelly Stewart restated and made a motion to add the part-time resident to the Secretary position in the by-laws. It was seconded and the motion carried. This by-law change will be voted on at the next annual meeting or special meeting.

#### 15. Adjournment

Motion was made to adjourn by Martin Hilleary, seconded by Jim McCafferty.

Meeting adjourned @ 4:45 PM.

Respectfully submitted

Donna Keeney

Secretary