

MOON LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Saturday, March 31, 2007

Unapproved Minutes

The meeting was called to order at 1:00 p.m. at the Moon Lake Clubhouse by President Bill Czopek.

Call to Order-

Present: Bill Czopek, Martin Hilleary, Jean Czopek, Ross Argue, Ron Palmquist, Ed Roginski.

Absent: Shelly Stewart

Visitors: 4

Public Comment – Mr. Bob Hilleary discussed his concerns regarding the vote and the reason for his motion for an increase to \$5 approved at last year's annual meeting.

Approval of Agenda- The agenda was approved with two additions.

Appointments – Karen Mc Clintock was nominated by Ross Argue to serve as Director for Valleywood Subdivision. The motion was seconded by Ron Palmquist and was approved. Karen joined the board.

Jean Czopek discussed the nomination Carol Risch as secretary. Ross Argue moved that Carol not be accepted as she does not live at Moon Lake but rather in Lewiston. It was seconded by Ron Palmquist and approved. Discussion on how to handle the secretary duties. We may have to ask for volunteers at the annual meeting. Jean said that she could not do both jobs any longer and we would have to come up with some other way to take minutes at future meetings. It was discussed that the by-laws might be amended to include people who own property at Moon Lake and live in the local area.

Correspondence

Discussion on the e-mail from Shelly Stewart. The important thing is to do things the right way so there won't be problems and abide by by-laws.

Discussion followed on the vote for the Restrictions change. Ron Palmquist stated that he would review the proposed restrictions sent by the attorney in light of the changes made by Greenwood Township to see what could be eliminated from this version without taking away needed requirements.

Ron Palmquist moved that we have the presentation on the proposed Restrictions changes at the June annual meeting and provide copies of the current and proposed restrictions at the meeting. Ballots will be available for anyone who wants to vote at that time as long as those votes are recorded. A special meeting will be set up for the Labor Day weekend for a general vote with materials and ballots sent to everyone who didn't vote at the June meeting. It was seconded by Ross Argue. Discussion followed on the wisdom of having two votes at the same meeting and

the confusion it could cause especially with two dues amounts involved. The motion was approved after much discussion.

Ross Argue and Patrick Stewart (visitor) stated that Jennifer Marinkovski wished to be placed on the ballot for the position of vice president. Martin Hilleary moved that this be done, seconded by Ross Argue and her name will be added to the ballot.

Approval of Last Month's Minutes- Minutes from the March meeting were approved. Jean asked if board members could bring their e-mailed copies and additional copies would not be provided at the meetings. All are in agreement.

Treasurer Report – Jean presented a revised February report as some of the expenses were actually paid in March. The March report is not completed as the month was just ending and the bank statement was not available yet. She went over the expenses so far. She also mentioned that she and Karen McClintock were the only signers on the checkbook at this time. Karen agreed to remain on the account for the time being and we wouldn't make any more changes until after the upcoming election. Jean also asked that \$1,500 be transferred from the savings account to the checking account as the account was down to \$1,484.29. Ron Palmquist made the motion to have the funds transferred seconded by Ed Roginski and to accept the treasurer's report as presented. Motion passed.

Jean discussed problems with the annual report. The financial material has to be taken to Kundingers in Lewiston for the review and tax preparation and they will be asked to see if there are any problems or errors. Patrick Stewart from the Finance committee offered to help if necessary. The annual report will not go out with the newsletter but will be given out at the annual meeting and provided with the membership cards so that all property owners receive it.

Finance Committee- Patrick Stewart provided a CD for use in recording deposits and expenses for the new fiscal year starting April 1. He is using existing information and bank records to create accounts on QuickBooks hoping to convert to that system eventually. He can provide financial reports at future meetings.

Park/Lakes/Pool- Ross announced that work on the pool has begun. They think that they will be able to meet the target date.

Legal Committee- No report

Directors Reports- none

Old Business-

Bill discussed insurance costs and had a bill from our insurance company for \$750 that would cover the Officers and Directors insurance coverage which is separate from the overview that was given at the February meeting. Some suggestions for lowering the costs were given but since we didn't understand what we would be giving up with these omissions, Bill will meet with the insurance company and give an overview to board members and take a phone or e-mail vote before we agree on the total package. With the opening of the pool, the cost will increase.

The discussion on the restrictions vote was held earlier during correspondence.

As soon as we can agree on the content of the newsletter and get the new ballots made up, we can schedule another assembly meeting. It will probably be done with volunteers from the area so we don't have to wait until the next meeting. Jean was asked to make changes reflecting actions taken at this meeting.

The revised version of the Moon Lake Facilities rules was discussed with only two needed changes. One was the change from the \$50 charge for the clubhouse rental to the current \$75 charge. The other change was the removal of the property given for public access for fishing etc. The property owners there stated that this is actually private property. Ron Palmquist moved and Ed Roginski seconded the motion to accept the changes as presented. Motion passed.

Donna Keeney did not attend this meeting and it was felt that her concerns were addressed at the last meeting and at this one. A copy of her letter was given to Ed Roginski who is the director for her area. She will be invited to handle the Neighborhood Watch if she is interested.

New Business

Jean Czopek made a motion to table the review of the Five Year Plan to the next meeting. It was seconded by Martin Hilleary. Motion passed. It will be on the agenda of the May meeting.

Classified section was also tabled and more information is needed.

Jean asked that the board approve the annual spring cleaning of the clubhouse, as there is a rental for June 9. Jean made the motion seconded by Martin Hilleary, the motion passed. She will contact the group we use to set up a date for the cleaning.

A Clean Up Day was proposed for May 19 which is also the free day at the dump. Everyone is asked to make a list of possible projects and volunteers will be recruited for general clean up in preparation for the summer.

Hiring of a caretaker was discussed and it was decided to table this to the May meeting .

Ross discussed the number of keys that we have with all of the changes that were made. We will make sure that each director has a clubhouse key and that the officers have office keys and the people involved with the pool have pool keys.

No further Public Comments

Meeting adjourned at 4:15 p.m. Next meeting Saturday, May 5 at 1:00 p.m.

Minutes taken by Jean Czopek

