

MOON LAKE PROPERTY OWNERS ASSOCIATION

December 11, 2006 Minutes

The meeting was called to order at 7:04 p.m. at the Moon Lake clubhouse by president, Jack Lytle.

ROLL CALL

Present

Jack Lytle – President

Bill Czopek – Vice President

Jean Czopek- Secretary

Karen McClintock-Treasurer

Shelly Stewart- Director WE1

Ross Argue- Director-SML

Absent

Jim Worden –Director WE11

Vacant- Woodland Manor

Vacant- Valleywood

Two additional property owners in attendance.

Agenda

The agenda was approved with written additions.

Appointments - Jack spoke with Ron Palmquist in regard to the open director position – Woodland Manor. Ron is interested in the position. Motion by Bill Czopek and seconded by Jean Czopek that he be appointed to the position. Motion passed. Jack asked Jean to send him the past minutes if his e-mail was available.

Correspondence - Karen asked about correspondence from the State of Michigan regarding our pool-licensing fee. It was agreed that it would be in our best interests to pay the fee as it would increase substantially if we did not and applied at a later date. Shelly Stewart made the motion to pay the fee seconded by Bill Czopek. Motion passed.

Karen also mentioned a letter from the attorney with recent charges. She questioned charges listed regarding letter sent to attorney by former board members. After discussion, the board agreed that we would not pay these fees as they were not authorized by the board. Karen was asked to send a letter to the attorney stating that we would not pay the \$75 in fees and that only the president and vice president are authorized to work with the attorney. Shelly

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Stewart made a motion to pay the bill minus the fees in question, seconded by Ross Argue. Motion passed.

A bid from Creative Services was received for \$250 for snow removal for the entire winter season. After discussion, Karen McClintock made the motion to accept the bid, seconded by Ross Argue. Motion passed.

A letter from the State Unemployment Agency was sent in regarding the cancellation of our Workmans Compensation Insurance Policy. Since the form had to be sent back in 10 days from the letters date, it was sent back stating that we had no full or part time employees.

Bill Czopek discussed contact received regarding a paid bill involving a lien that was lifted and the fact that it was still appearing on the person's credit report. A letter was sent from the association to the person's bank stating that the bill was paid and the lien removed. A copy was sent to the person as well. The person in question was advised that he had the original copy of the lien removal as well as his paid up account sheet and all should be copied and sent to his bank and to the credit bureau as well.

A letter was sent to the Federal DEQ and the Michigan DEQ regarding the letter sent to the association and some of the residents on the proposal to drill a brine removal well near the Moon Lake subdivision. The letter expressed our opposition to a well so close to the subdivision and to several houses in general. It also stated that since the company had oil leases on the other side of Townline Road, the well could be drilled there with no problem to the subdivision. We must keep on top of this and follow up. So far nothing has been heard. There is a possibility that a public hearing could be held. Property Owners may want to send in a water test sample to the County Health Department to verify the state of their current water. The Township is also in opposition to the location of this well.

Approval of Minutes

The minutes of the November 13 special meeting were approved with correction. Motion by Bill Czopek and seconded by Shelly Stewart.

The minutes of the November 13 regular meeting were approved with correction. Motion by Bill Czopek, seconded by Ross Argue.

Treasurer Report

Karen gave the report. Motion to approve by Jean Czopek, seconded by Bill Czopek.

There is a new rental this Saturday, December 16.

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Financial Committee

Patrick Stewart gave the committee's overall report with a proposed budget that included the repairs to the pool. The committee did a comprehensive study of the past year's expenses and felt that repairs could be accomplished this year. They also stressed that we must move for changes in the restrictions or that we wouldn't be able to keep maintaining the properties. It was felt that if the repairs are made with the funds saved from not operating the pool last year, there might be more support for the restrictions. It was also hoped that those who had not paid up for 2006 would be motivated to pay. There was much discussion on alternatives but it was felt that we must take this first step. We must also resolve the issue of caretaker's duties and hours.

Motion was made by Shelly Stewart and seconded by Ross Argue to approve the Financial Committee's report and proposed budget and contract with A-1 Pool Services to begin work in the spring. Motion passed with no nay votes. It was suggested that the contractor be invited to attend the next meeting to explain the bid, answer questions and receive the first check.

Parks and Lakes

It was suggested that this group oversee the work being done on the pool. Jennifer Marinkovski who was the contact with the pool company will be asked to participate and it was suggested that Wally Duncan who was the long time caretaker be asked to participate as well because of his knowledge of the pool structure.

Building and Use – Mavis will check on building going on to see whether permits were issued.

Neighborhood Watch –N/A

Directors Reports – None

Legal Committee

Linda Argue made copies of the original, proposed and lawyer's suggestions to the Restrictions. Shelly Stewart will highlight significant changes. Copies will go out with the annual mailing with changes noted in the newsletter.

Old Business

Karen talked with our insurance company regarding the clubhouse rental agreement. He feels that the current agreement with the hold harmless clause is

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acceptable. However, we could ask rentees to include a rider on their homeowner's policies for more coverage. We seem to be covered as long as we do not sell liquor on the premises. The insurance agent will be asked to attend the February meeting, as the insurance package will have to be reviewed prior to the March expiration date.

New Business

Karen discussed internet options and will choose a service not to exceed \$10 per month. Linda Argue has Gary Gee's phone number and her son-in-law will call him to discuss ongoing maintenance of the site and what is needed to renew the hosting for the coming year.

Shelly discussed the need to work on the newsletter and what has to be included in the newsletter including an explanation by the Finance Committee of its plans for renovation of the pool and budget for the coming year as well as the urgent need to change the restrictions. Jean, Shelly, Karen and others will meet before the next meeting to begin developing the newsletter and other material needed for the annual mailing.

Next meeting- Saturday, January 13 at 2:00 p.m. The group to work on the newsletter will meet at 1:00 p.m.

The meeting was adjourned at 9:15 p.m.

Submitted by

Jean Czopek
Secretary