Moon Lake Property Owners Association
Minutes July 07, 2007 @ 12:56 PM
Unapproved Minutes

Called to Order –
Saturday July 07, 2007 12:56 PM by President Bill Czopek

Roll Call:
President – Bill Czopek
Vice President – Martin Hilleary
Treasurer – Jean Czopek
Secretary – Donna Keeney
Directors - SML – Ross Argue
WE1 – Shelly Stewart
WE2 – Ed Roginski
WM - Ron Palmquist
Valleywood – Karen McClintock

Guests- Jennifer Marinkovski, Bill Raub, George Raub, Bob Hilleary and other residents present. (8 total)

Approval of Agenda- Motion to accept the agenda made by Ed and carried.

Appointments – None

Correspondence – On June 25, 2007 Donna was contacted by Mrs. Taylor who made a complaint about a neighbor cutting down trees, believed to not be their property. It was suggested that Mrs. Taylor get property surveyed, depending on the outcome of the survey, she could contact the board again or take them to court.
Email- from Gary Gee was given to director Ed Roginski about his requirements for posting on the website. Ed felt this was for the board and the email was given to Bill Czopek.

Approval of Last Meeting's Minutes /Annual Minutes – Jean made a motion to accept May 5, May 26th minutes with corrections, also to table the annual minutes until next meeting. Seconded by Shelly and carried.

Treasurer's Report -

Motion was made by Shelly to accept the June Treasurer's report and the May report with changes, seconded by Martin and carried.

Final pool payment was discussed and due first part of August. Ross motioned to table this until the next meeting, seconded by Ron and carried. There was discussion about whether to withdraw money from the CD and close the savings account. Donna motioned

to leave a minimum amount in savings and wait until the August meeting to decide on whether or not to withdraw money from the CD. This will allow time for the Treasurer to send out a second mailing for past due maintenance fees. Seconded by Ross and carried.

Jean discussed the second mailing to the non- paying members. There are 60 members who have not paid 2007 dues, and 91 total members that owe dues for 2006, 2007 or more. Filing liens and small claims court in August was discussed as well as creating a new policy for court procedure. Ron asked that this matter be tabled until the next meeting, seconded by Donna and carried. Jean will create a new policy and present it to the board at the next meeting.

Account changes at the bank and the need for two signatures were discussed. Ron made a motion to add to all accounts as primary signers- Treasurer/Secretary, and secondary signatures President /Vice President. Seconded by Shelly. Motion carried.

Jean made a motion to use the flower petty cash fund collected at the annual meeting from the 50/50 raffle for the social committee, seconded by Martin, carried.

Jean stated that she was stepping down and would remain on until fall. Motion was made to rescind the previous motion to change bank account signatures until after Jean leaves to avoid extra paperwork at the bank. A vote was taken on the motion, 1- no vote- (Donna), yes's have it and motion was carried.

Finance Committee – Linda asked that the report be tabled until next meeting.

Parks and Pool Committee – Jennifer spoke about a great turnout of 68 people for the 4th of July weekend at the pool. A total of 692 visits have been recorded at the pool so far this year. Very positive feedback from members. Ross said that running water and showers were available for campers all day from 11:00 AM – 8:00 PM. The Fishing Derby had a big turn out. The social committee had hot dogs, chips and pop for the event. Ross said we need more volunteers to oversee the pool. We are primarily running with volunteers through the week. There was discussion on the need to change the hours of operation listed on the website and also add a request for volunteers along with contact numbers for Ross Argue and Bill Raub as maintenance personnel to be posted on the website. Pool hours are 12:00 PM- 8:00 PM, depending on weather. Sign up sheet for any volunteers is located at the pool or call 786-2002. Water samples have come back from testing with zero problems!

We discussed using codes, labels and lamination of membership cards for next year for improved monitoring. Ross made a motion to compensate Bill Raub for opening and closing of the pool, when no one is available during the week and to pay him $25.00dollars day as budgeted. Karen seconded the motion and carried. Mr. Raub asked that payment be postponed until next year. The board was informed that a resident in a wheel chair did come down to use the pool. Lack of handicap accessibility at the pool

was discussed. We will investigate any possibilities of government grants or outside funding.

Social Committee – Schedule of events for July, Aug, Sept were presented to the board. Subject to change. All children 14 years or younger must be accompanied by a parent or guardian (must be at least 18 years of age). Ross made the motion to accept the agenda to place it on the website. Seconded and carried. Bill Raub suggested that we might consider renting the pool for private pool parties w/agreement from the hours of 9:00 AM- 12:00 PM or 8:00 PM – 10:00 PM. Ron made a motion to allow members only, to rent the pool l for $50.00 dollars an hour rental with a $ 200.00 dollar security deposit. Ross seconded motion and carried.

Director's Reports - Karen brought it to the boards attention of a possible blight condition on Spruce and Pineridge. Martin made a motion to refer this to the township, seconded by Jean and carried.

Restriction Revision – Martin motioned to take out the $5.00 dollar increase by the board without a vote, then poll the board for a vote. Motion was carried unanimously. Cover letter to explain the restrictions changes was approved. Ron discussed further modifications to the restrictions and our legal obligations & petition. A motion made by Ron to notify all members of the proposed deed restriction changes by postcard to save mailing costs. The card would state that those that have web access could read both current and revised at www.moonlakepoa.com. Those who do not have internet could mail back a post card or call the clubhouse. We will mail both copies for review.

3 Year Budget Review - A motion was made to table until August meeting. Seconded and carried.

New Business - Habitat for humanity building a house on Woodridge and Williams Rd. Moon lake sign and map is on their property. Bill Czopek made a proposal to the homeowner and offered to waive his dues if the association can leave the signs on his property.

Tee Lake is petitioning OIL to prevent them from drilling under Tee Lake and Moon Lake. If we are interested in joining their petition Bill will contact Tee Lake association. Motion was made by Donna for Bill to contact them and get all the particulars. Seconded by Ron and carried.

Archival of files was discussed. Need sorting and review before filing and at least one new file cabinet. We will check into buying a used cabinet first

Public Comment – Mr. Bob Hilleary stated he would like to hear the previous minutes read aloud and expressed his opinion that we did not need to present an agenda, just the previous month's minutes.

Mr. George Raub stated that he would like to have a newsletter every sent out every three months or monthly to improve communications. Bill Raub stated that there was no posting on the website, or the clubhouse door as to what date, time the July meeting was taking place. Discussion continued on how to notify the webmaster of needed updates. It was suggested that one member be appointed to handle the communication between the board and the website and that it be listed as an ongoing item on the monthly agenda for board discussion.

Mr. Bill Raub notified the board about a neighbor harassing the neighbor of the property they sold recently on Townline Road. Police have been notified, and have spoken to this person. Shelly asked about the chain link fence that had been installed on Lakeview and whether a permit was issued for installation. She will check with the township. Donna asked about lots 200 & 202 WE2 and having a letter sent to notify them to cut their grass. Jean stated we could send a letter and she also had another homeowner with the same situation.

Next Meeting Date - Is tentatively set for August 4th, 2007 @ 1:00 PM at the clubhouse.

Donna motioned to adjourn the meeting. Seconded by Ross and carried.

Adjourned at 4:13 PM

Submitted By:
Donna Keeney Secretary/Revised by Jean Czopek