

MOON LAKE PROPERTY OWNERS ASSOCIATION

April 10, 2006 **Unapproved Minutes**

The meeting was called to order by interim President, Paul Eddy at 7:00 P.M. at the Moon Lake Clubhouse.

Roll Call Present-

Paul Eddy, President	Marvin Glaser, Dir. SML	Gary Gee, Dir. WM
Bill Czopek, Vice President	Mavis Lytle, Dir. WEII	Gar Meyer, Dir. VA
Jean Czopek, Treasurer	Martin Hilleary, Dir. WEI	

Absent- Dourthy Eddy, Secretary

Others Present: 8 Property Owners and 2 Guests (One guest was a realtor, Traci_____ from Real Estate One.)

Public Comment:

Comments were received from Traci_____ from Real Estate One. She expressed her concern about the closing of the pool and asked the Board to reconsider this action. She felt that this action would make property at Moon Lake less saleable. Discussion followed in an effort to explain what led to the Board's decision.

Other comments included concerns about the purchase of the solar pool cover, and two stoves for the clubhouse.

Correspondence

Jean read a letter sent to the Association from a potential property buyer asking about the Association, rules, restrictions regarding building etc.

Three e-mails were received by the Webmaster and Paul Eddy. A call to Paul Eddy was received- two e-mails concerned about the closing of the pool and one e-mail and the phone call concerned closing the bathhouse.

The secretary will handle getting a reply to these people.

Approval of Previous Meeting Minutes as presented- Gary/Martin- motion carried

Treasurer Report

The March Treasurers Report was approved as presented. Martin? Gary –motion carried. It was noted that the Savings Account balance was moved to the checking account and the account closed. Because the balance was below \$1,000, a \$5 charge was being deducted each month making keeping the savings account wasn't an option any longer.

The 2005-2006 Annual Report was presented listing \$28,630.84 in income and \$31,142.95 in expenses. Total Equity including checking account and CD was \$12,468.64.

CD rates at local financial institutions were discussed as the treasurer asked the Board for direction in cashing the current CD and distributing the balance. The Board decided that \$5,000 should go into the checking account to pay bills and \$5,000 in a short term CD providing the best return.

Reports

The Building Committee- Jack Lytle stated that he had two applications and that the township was dealing with two code violations.

Legal Committee- Paul Eddy reported that the committee met on April 1 and made significant proposed changes to the existing Restrictions. The group is meeting again on May 13 to continue work on the document. It will have to be reviewed and possibly revised by the attorney. We will have to have legal advice on presenting the revised document to the property owners and what constitutes approval. Jack Lytle said that they discussed a door-to-door petition drive for the local property owners.

No Other reports were received.

Old Business

Workman's Comp Insurance- Jean Czopek stated that George Brand told her that it may be in our best interests to keep the insurance even though we would be using 1099 contractors in case of injury on the job. Not all contractors would have insurance. Jean was directed to get an opinion from the new insurance company. Current insurance is \$702.00 a year.

Bonding Insurance for Treasurer and Secretary is in force until 2007.

Newsletter- Jean Czopek dropped off the newsletter, ballots, billing statements, and Building forms for the annual billing at the Montmorency Tribune who printed the newsletter etc. last year. The cost is \$280.50 which included tri-folding the newsletter for easy stuffing and cutting the ballots and billing statements. The printing should be done by Wednesday, April 13 in the morning.

Jean asked for help with assembly Wednesday night. Marv Glaser, Martin Hilleary and his son, Brenda Fitch agreed to help. Jean will ask for more help if needed. Envelopes have already been labeled by Bill and Jean.

A sample packet will have to be created to find out the cost of postage for each mailing and the postage will have to be purchased from the Post Office. Since Jean and Bill will be downstate for Easter, she asked that someone else handle affixing postage and getting the letters to the Post Office.

Budget- To be decided when the Proposed 5 year plan is finalized.

Small Claims Court Process- Paul Eddy secured the necessary paperwork and Jean Czopek checked with the attorney who stated that the association could use the process not just individuals. We will pursue this after the annual billing is completed. Jean stated that additional liens were placed on the property of those owing the largest amounts of money.

Rental Agreement- Tabled until after the annual billing and meeting.

New Business

Five Year Plan- Lots of discussion on options for each year

The following revisions were made and agreed to on the Board. Paul will put together the revised plan and the estimated dollars for presentation at the next Board meeting.

Year 1

1. Dismantle pool and pool equipment remove old foundations
2. Establish a Pool Replacement Fund and form a Planning Committee
3. Place \$5000.00 into a Maintenance Fund
4. Create a Swimming area on Peninsula Park
5. Close the bathrooms and shower facilities

Year 2

1. Place picnic tables and benches on Peninsula Park
2. Remove Clubhouse deck and remove sliders, replace roof
3. Make Clubhouse handicap accessible

Year 3

1. Have Planning Committee decide on feasibility of a Vault-bathroom at Peninsula Park
2. Storm windows and new Doors for the Clubhouse
3. Build new signs and Bulletin Boards
4. Planning Committee to make a decision on a new Assessment for new pool

Year 4

1. Repair the Boat ramp and deepen
2. Landscape park and clubhouse areas
3. Planning Committee to decide on feasibility of new pool based on savings and assessments.

Year 5

1. Update Clubhouse furniture, meeting chairs and tables and equipment
2. Association sponsored events for all the Moon Lake property owners.

Maintenance

The maintenance work will be contracted and will include mowing, cleaning the clubhouse, and other maintenance work as required. Approximately 10 to 20 hours per week for May through October.

Other Business

Jean Czopek asked about cleaning the clubhouse as it is being rented out in June. Tables would have to be moved as well. It was decided that we would get volunteers together to clean before the scheduled dates. Discussion on asking for bids for caretaker's services on a job requirements basis followed.

Jean Introduced Brenda Fitch who is running for Treasurer and told everyone that her name is not on the ballot.

The next meeting date was changed to May 10 at 7:00 p.m.

Public Comments

Additional comments on concern over the closing of the pool and that those voting did not know that a “no” vote would result in the pool closure. Discussion continued on the Association financial situation.

Meeting adjourned at 9:40 P.M.