

**MOON LAKE PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING**

August 8, 2005

The meeting was called to order at 7:05 pm by President Glen Dewey at the Moon Lake Clubhouse.

Present were: G. Dewey, J. Lewis, J. Czopek, D. Eddy, M. Lytle, M. Glaser and G. Gee.

Absent: S. Hubbard

Others Present: Bob Berry and 4 property owners

I. Appointments- Mr. John Paulus and Paul Eddy representing Greenwood Township

Greenwood Township is asking the board to cooperate with the township in dealing with blight in the Moon Lake area. They asked the board to follow Moon Lake restrictions first and if the blight condition cannot be resolved then involve Greenwood Township. Greenwood Township would then provide enforcement of the township ordinance. They need the original letter of complaint, the blight condition, owner's name and mailing address and if rented current resident. This cooperative effort will protect the property owner from receiving double citations and expedite the process by having complete information. After a discussion about lists of property owners it was decided that the information would be given on a case by case basis.

No motion made to cooperate

II. Correspondence

A. Three letters were received from property owners this month. All were read and discussed.

B. A letter was received from Presque Isle Electric/ Gas regarding our non-profit status. Jean will complete the form and return.

III. Finance

A. Treasurer Reports for June and July, 2005 were submitted by J. Czopek, Treasurer.

Motion to Accept as written and 2nd by Jerry and Marvin, Carried

B. Jean requested all realtors be reminded of the MLPOA restrictions, rule and bylaws and to give the realtors a simple form to be signed by the new owners at the time of closing on Moon Lake property. It would state the new owners have read and understand the rules and regulations. She also requested the board provide a "Welcome Packet" to be given that includes: A set of rule, Bylaws, Restrictions and Names of local businesses like the telephone company, gas, electric, cable, etc;

C. Jean requested research to find lower insurance rates for the Common properties. G. Dewey suggested a notice be placed in the newspaper for bids.

Motion to place notice for bids in the Oscoda Herald, Montmorency Tribune and the Gaylord Herald Times requesting bids for property insurance ASAP. Motion 2nd

Marvin/ Jean/ All yeas. No one named to place ad.

IV. Building Committee

A. No reports of new applications. One form signed to accomplish the demolition of a mobile in September.

B. Several permits are active and none are final.

C. Mavis requested Jean to check on the status of reimbursement of filing fees. Jean will check, now that she is aware of same.

V. Parks and Lakes Report

A. Marvin reports that 11 boats at the launch, 7 without lot numbers.

B. He painted 2 park tables, 1 bench, and needs 5 boards for table repair.

C. Bob placed a garbage can in center area of Peninsula Park and requested a sign asking residents help to keep park clean. Glen said Ok. No motions or instructions presented.

D. Paint for tables donated by Mrs. Fay

VI. Social Committee- No Report

VII. Garden Club- No Report

VIII. Neighborhood Watch-No Report

IX. Legal Committee- No Report

X. Caretaker Report

Bob reports no problems at present. The new test kit works fine.

A. Only one plumbing leak this year but many repairs are needed to pool liner and equipment. He will bring in estimated cost of material and repairs to September meeting.

B. Pool cover works well and Bob saved box it came in for storage at the Clubhouse this winter.

C. The cover reel needs to be stabilized for safety. All agreed to repair.

No motion made to repair.

XI. New Business

A. Stacy Hubbard has been absent, unexcused 3 times. Bylaws state she is to be replaced. Motion made and 2nd (Jean/Marvin) to remove Stacy Hubbard as Director of Valleywood Estates. Mr. Dewey is to inform her of Board Action. Replacement is to be named at later date.

B. A long discussion of the lack of funds and extent of the repairs needed resulted in the following: All information will be compiled and sent to all property owners requesting a vote on a one time assessment of \$50.00 per lot. The letter to be completed and presented at the September Board meeting. Jean and Dourthy to compose the first draft.

Motion made and 2nd (Gary/Mavis) to have letter written and presented at the next board meeting. All yeas.

XII. Old Business

A. Bid from KnK to remove old clubhouse foundation and replace soil is \$2600.00 and we need an erosion permit. Board tabled because of lack of funds.

B. Cables at Pool and Clubhouse lots –not discussed

C. Loan Information- not discussed

D. Meeting planned for week of August 15th, to assess and detail a list of all repairs needed on Moon Lake Common properties. Mr. Dewey to coordinate.

E. Increase in Late fees- not discussed

F. Fire Danger Signs – not discussed

G. Mavis, Jean, and Dourthy request the President to provide an agenda prior to the start of the next meeting. Mr. Dewey agreed to provide an agenda.

Next Meeting will be on September 12, v2005 at 7:00 pm at the clubhouse.

Meeting adjourned at 9:40 pm.

Respectfully submitted,

Dourthy Eddy,

Secretary