

Moon Lake Property Owner's Association

December 12, 2005, approved Minutes

The meeting was called to order at 7:03 pm by President Glenn Dewey at the Moon Lake Clubhouse.

Roll Call-Present- G. Dewey, President- J. Lewis, Vice President- J. Czopek, Treasurer- D. Eddy, Secretary- M. Lytle, Dir. WE2, and G. Gee, Dir. WE1, M. Glaser, Dir. SML, M. Hilleary, Dir. WRI, J. Lytle, Building committee. Absent- none
Others Present: 3 property owners

Public comment-none

Agenda additions-none

I. Appointments- Mavis made a motion to appoint Gar Meyer as Director of Valleywood Estates. Seconded by Jerry/carried.

II. Correspondents-Website comments-none

A. Dourthy submitted an unsigned proposal to maintain the pool. Mavis put her signature on the letter to keep it for consideration because without a signature it would have been discarded. Glenn read the proposal, it was discussed and determined to keep it on file for future consideration.

III. Approval of Previous Meeting Minutes- Motion to accept Minutes as written- Martin/Gary, carried.

IV. Treasures Report-Jean explained the expense and income balance sheet. Motion to accept-Dourthy/Gar, carried

V. Finance Report:

A Jean sent corrected copies of information requested by the attorney and will call him back regarding his office holding his billings until spring when we have money to pay him. The current bill is for \$75.00, and remember, he charges \$150.00 per hour-his normal rate.

B. Jean has an appointment in January with a collections agent for more information about how they function and how they may be able to assist us with collections.

C. Glenn requested and made a motion to transfer \$1,000.00 from savings to checking to be sure we have funds to pay the bills. Sec. by Jerry-carried-Mavis abstained.

VI. Building Committee Report-Jack reported no new applications for permits were received. He gave a check to Jean for \$5.00 from a past permit. He will check on status of a property on Wildwood for correct structure construction.

VII. Parks and Lakes Report-Marv reported that all boats were removed from boat tie-down area he requested bolt cutters for spring. Jean said he could borrow Bills.

VIII. Social Committee- No Report

IX. Garden Club- No Report

X. Neighborhood Watch—No Report

XI. Legal Committee- Mr. Patrick Stewart and Mr. Palmquest have requested to be on the committee with Bill, Jack, Eric. Their first meeting will be in January to choose a chair person and begin work. Jean will provide Jack with phone numbers.

XII. Caretaker Report-None until spring

XIII. Director's Reports- Glenn reported that tires were slashed on a van over Halloween and a police report was filed.

XIV. Old Business

A. The bid from KnK-removed from agenda because it is no longer an option..

B. Soda Machine money from summer, Glenn stated he will give Jean a check today right after this meeting. Motion to remove the soda machine from association property to avoid malicious damage made by Jean/Dourthy, carried, in November but Glenn and Jerry think it should remain somewhere, even if it is at the clubhouse. No discussion to rescind last months motion.

C. Dues owed by first time non-payers. It was discussed at length how and who would contact these people and it was decided to do nothing at this time and perhaps by spring we will know how to proceed.

D. Clubhouse inventory- Completed by Marty, Jean and Dourthy on 12-8. Jean will have a final draft ready by next month.

E. Search for lower insurance rates on hold until spring..

F. Real Estate Information. After much discussion Glenn requested the new Legal Committee compose a form to be distributed to all Real Estate Agents stating the existence of Moon Lake Deed Restrictions to be signed by the new property owners stating they have received them. Date and their home address to be included and a copy sent back to the association. No motion made.

XV. New Business

A. Proposal to finance the pool was discussed with correspondence.

B. Five year plan for the association was presented to the board by Dourthy. It provided reasons to remove the pool as well as provide the property owners with a plan to improve the properties it has. After discussion it was concluded to discuss all proposals at the January meeting.

C. Next years budget- Glenn ask Jean to call him with a date and time to begin work on the 2006 budget. Jean stated she would do so- first week in January.

D. Next spring elections-The President, Treasurer, and several Directors are up for reelection in 2006. No one declined to run again.

E. Dourthy and Jean proposed a motion to suspend wages for the treasurer and the secretary from now until after the annual meeting and then be reinstated with back pay to be discussed at that time. Motion made by Mavis/Gar-carried. Jean will notify the accountant to cease payroll for these employees.

F. Small Claims Court-Dourthy provided information on how the process of this court works and brought figures on what it would cost. Discussion of using small claims court was lengthy and many questions were discussed.

1. Up to \$500 to be recovered, will cost \$25 to file each claim.
2. \$600-\$1,000 to be recovered will cost \$45 to file each claim.
3. Certified mail delivery for out of county claims cost \$10 each
4. Police delivery of claim in person cost \$20-\$25 plus mileage.

Jean made a motion to try to use this system for association collections after the legal committee determines policy and procedure. She would provide the papers and information for someone else to file the necessary forms and appear in court. Second by Jerry-carried. Discussion of reimbursement will be determined by the annual meeting. Gar questioned what will become of the 6 properties in foreclosure and Jean said they will not be effected. Glenn requested a letter from the association to the attorney be sent as soon as possible advising him of our financial stress and requesting that he cease all collections now. It would also inform him of our need to use the Small Claims Court System. The letter is to be written right away, signed by Glenn and sent registered mail.

G. Jean ask for a motion to place the annual meeting back to the normal Memorial weekend to allow more people to attend. The motion was declined. Glenn and Jerry said it was moved to June because it was not fair to intrude on their family time and that was the reason it was moved in the first place. Jerry did suggest that the association should reserve the Township Hall for the annual meeting because it worked well for the meeting in November. Dourthy will reserve it for association use after January 1.

Public Comment-A property owner thanked Dourthy for the 5 year plan presented tonight and was pleased the board would look into it. She also suggested the board look into the association having fund raisers such as yard sales, bake sales. card parties, and raffles as a way to supplement the income.

Meeting adjourned at 9:05pm. pm.

Respectfully Submitted, Dourthy Eddy, Secretary