

Moon Lake Property Owner's Association

March 13, 2006, Approved Minutes

The meeting was called to order at 7:00 pm, Interim President, Paul Eddy.

Roll Call-Present-

Paul Eddy, Pres.	Dourthy Eddy, Sec.	Martin Hilleary, Dir. WEI
Bill Czopek, V. P.	Marvin Glaser, Dir. SML	Gary Gee, Dir. WM
Jean Czopek, Treas.	Mavis Lytle, Dir. WEII.	Gar Meyer, Dir. VE

Others Present: 11 property owners and one guest.

Public comment –One property owner requested each Director hold meetings for their area for brain storming and communication between members. Another property owner said that is what the regular monthly board meetings are for.

Mrs. Donna Keeney brought to the board a well prepared plan for a fund raiser project that she is willing to organize and lead. She presented each board member an outline of her plan and requested the board to consider her idea and respond at the April board meeting.

Approval of Agenda/ Additions - add discussion of CD to New Business.

I. Appointments-none

II Correspondance and Website comments-Gary reported only one e mail and that was from Glenn Dewey. It stated that this Board made several errors in the handling of his resignation in January as well as posting incorrect information in the January minutes. Gary sent an e mail reply to Glenn to the effect that he did not attend the January 9th Board meeting and his resignation was submitted a week later. Therefore his resignation would not be addressed until the February meeting and posted in March, as per procedure. After discussion by the board, it was agreed that as long as the current month minutes are labeled “unapproved”, it is OK to post them on the web site as well as on the information board at the clubhouse.

III. Approval of Previous Meeting Minutes-Motion to accept the February Minutes as presented-Martin/Gar, carried.

IV. Treasurers Report-Jean explained the expense and income balance sheet. She made corrections

V. Finance Report.

A. The first payment is due for the new Insurance policy, a total of \$1,290.00. due this week.

B. Our Workman's Comp policy is still with Bud Jones Ins. Jean will contact them to cancel that policy as we will now use the 1099 forms for all workers. She will also see if we qualify for a rebate.

C. The Bonding Insurance for Treasurer and Secretary is thru Bud Jones Ins. and is for 3 years. She will check with our new carrier, Michigan Insurance Agency of Gaylord, for a quote for this also.

D. The Association needs new 911 Equalization forms and they cost \$35. She will purchase them as soon as possible.

E. The new Lien list is finished and turned over to Paul for signatures and to be notarized. Then they can be processed.

Motion to accept the Treasurers report as presented - Gar/Martin, carried.

*Jean added that she will contact Mr. Kundingger to arrange for preparation of Association Taxes.

VI. Building Committee Report-No new applications.

VII. Parks and Lakes Report- Some ice fisherman have used the lake but nothing to report.

VIII. Social Committee- No Report

IX. Garden Club- No Report until spring.

X. Neighborhood Watch—No Report

XI. Legal Committee- Paul reported that the Legal Comm. Held their first meeting on Saturday, March 4 at 1:00 pm. Four of the 6 members were able to attend. They elected co-chairman and discussed many legal questions and issues as well as assigned research areas to be discussed at the next meeting on Saturday, April 1, 10 am at the clubhouse.

XII. Caretaker Report-None until spring.

XIII. Director's Reports-Nothing to report.

XIV. Old Business

A. Real Estate Information- Jean completed the task of preparing the information packets for all of the local Real Estate offices and Bill delivered them with only a few in Mio yet to be delivered. Everyone seemed pleased to receive the current Association information but expressed disappointment that the pool is not in operation.

B. Proposals for the Associations future- Paul read an e mail he received from a property owner requesting her ideas be presented to the board and Gar presented a list of changes for the 5 year plan. After a long discussion of all current proposals by the board, Paul allowed the public to state their feelings, too. One suggestion was to seek the advice of a business manager as well as look at privatizing the pool.

After further discussion, Gar made a motion to support a 5 year plan to eliminate the current pool. If this motion fails, then close the pool for 2 years and try for a special assessment again in 2008 to increase the dues to cover the cost. Seconded by Martin. Paul asked for a Roll Call vote to this motion:

Bill-5 year plan to eliminate the pool.

Mavis-Just close the pool for 2 years then try for a special assessment

Jean- 5 year plan to eliminate the pool

Marv-Close the pool 2 years then try for more money

Martin-5 year plan to eliminate the pool

Gar-5 year plan to eliminate the pool

Gary-5 year plan to eliminate the pool

Dourthy-5 year plan to eliminate the pool

Paul-5 year plan to eliminate the pool

The nine remaining property owners were polled for their individual preference on the future of the pool:

2 voted to close the pool 2 years then try again for more money

7 voted to seek a plan to remove the current pool

C. Next year's budget- Now that the Board has made a decision about the future of the association as well as status of the pool/expenses, it is now possible to prepare a budget for the year 2006. The President and the Treasurer will meet within the next few weeks to do so.

D. Small Claims Court-Paul agrees to get the forms from Small Claims Court so processing can begin.

E. Rental agreement of clubhouse equipment-tabled until summer

F. By-Law changes to be addressed at the annual meeting-

Jean presented an outline of the changes she suggested for the board to discuss.

1) pg 3, Should the penalty date be changed to match the Annual meeting date- No

2) pg 7, Board of Directors, correct typo from "pert" to part- Yes

3) pg 8, Election-delete the third sentence- Yes

4) pg 9, sect 6,-not list each committee-end at-"thereof"- Yes

5) pg 10, sect 9,-remove "furnish written notice" No

6) pg 12, sect 4- change from "Secretary" to "Treasurer" where it states "secretary shall keep a record of all names and addresses"-Treasurer currently handles this in the office.

7) pg 13, Article VII, sect 2, regarding check signatures, add Secretary also.

XIIV. New Business

A. Annual News Letter- Several items were added-All bath house facilities will be closed and all camp lots must comply with the County Health Department, Waste Management rules and regulations. Also, all members must pay their dues for 2006 before May 31 in order to attend the Annual Meeting. No dues will be collected the day of the annual meeting because the meeting is at the Greenwood Township Hall and the dues records will not be. Other items include speed limits within the association-25 mph, no loose dogs and quiet time is 11 pm.

B. Nominations-

Director for Woodland Manor-Gary Gee

No other nominations received-A motion to close nominations for this position-Marvin /Bill, carried

Director for Woodridge Estates I-Martin Hilleary

No other nominations received-A motion to close nominations for this position-Jean/Bill, carried

Director for Woodridge Estates II-Donna Keeney

No other nominations received-A motion to close nominations for this position-Martin/Gat, carried

Treasurer-Brenda Fitch and Jean Czopek

No other nominations received-A motion to close nominations for this position-Mavis/Marv, carried

President-Jack Lytle

No other nominations received-A motion to close nominations for this position-Gar/Bill, carried

C. Remaining CD-Mavis suggested we cash the remaining CD in order to have the needed funds to pay all of the bills, print and mail the news letter, pay the back wages and reinstate wages to the Treasurer and Secretary, pay Gary for the web site as well as file the necessary forms with Small claims court. After discussion, Martin made a motion to cash the CD as soon as possible and disperse as per the board approval. Seconded by Marvin and carried.

D. Public Comment- None

Meeting adjourned at 9:20p.m.

Respectfully Submitted, Dourthy Eddy, Secretary