

Moon Lake Property Owners Association
Unapproved
Annual Meeting Minutes
June 14, 2008

Called to order by President, William Czopek at 1:00 PM

Pledge of Allegiance by all

Selection of the Election Committee: Volunteers were selected to count the ballots and report results to the board.

Louise Deskovitz, Joe O'Brien, Doug Foster

Introduction of the current board members by Bill Czopek

Jennifer Marinkovski, Jean Czopek, Ross Argue, Ed Roginski, Ron Palmquist, Jim McCaffery and Robert Hilleary

Introduction of candidates:

President - William Raub, Vice President - Jennifer Marinkovski, Treasurer – Deborah Downing, Director Woodridge Estates 1 – Jim McCaffery, Director Woodridge Estates 2 – Ed Roginski, Director of Valleywood - Robert Hilleary

Introduction of guests:

Fire Chief – Ed Kubitskey

The fire chief provided a handout asking for support in the upcoming vote for the renewal of the current millage. He provided examples of the need to maintain the current millage including the doubling of fuel costs over the past year, the current number of runs to date (23 this year – average of 1 per week). They are now assisting on rollover accidents because they can provide lighting at the scene. He explained that they are billing homeowners \$500 per run to their home owner's insurance to also offset costs.

County Commissioner District 2 – Michael Hunt

His district includes Greenwood Township and a portion of Big Creek. He also asked for support of the 2 millages that will be on the November ballot. These are renewals of the current amounts and will provide continuing funding for the sheriff's operational costs, ambulance equipment and the road commission.

Oscoda County Sheriff – Kevin Grace

He became the new sheriff in January 2008 and was the previous under sheriff. He is now running in the August primary. He discussed the new ordinance requiring all homes to display the green 911 address signs. He explained that they are available for \$15 at local hardware stores and in some instances be available free to low income families. He reviewed the upcoming millage increase and wanted residents to be aware that this is not a new increase, but a renewal. He reported that they now eight officers and during the summer months a marine patrol using approximately 60 hours per week.

2007 Annual Meeting Minutes: Jennifer Marinkovski read the minutes. Donna Keeney questioned why the minutes were changed from what was previously submitted. It was explained that corrections had been made to grammar, spelling and unnecessary verbiage. Donna agreed that no actions taken by the board had been omitted or altered. A motion was made to approve the minutes as presented, seconded and approved by a vote of 29 to 14.

2007 Ballots: A motion was made to destroy the ballots from the 2007 Annual Meeting, seconded and approved.

Treasurer Report: Jean Czopek provided a handout of the Annual Financial Report for the fiscal year of 2007/2008. It showed the association took in \$26,192.45 in fees and an additional \$450.43 in interest. The operational expenses for the year totaled only \$17,769 plus the one time final payment for the pool repair of \$23,616. The pool operational costs for last summer came to \$6326 and are included in the overall total for the year of \$17,769. At the end of March 2008 the association had a balance on hand of \$2911.14.

Past due maintenance fees for the past year of 2007-2008 now total \$2341.20. Fees for more than two years total \$5614.90. This is a total outstanding of \$7856.10.

Finance Committee Report: Linda Argue presented a handout with a more detailed look at expenses and income for 2007-2008 and a projection for 2008-2009. She reported that the board has agreed to keep costs to a minimum. This will include the expense projections over last year of a 4% increase in utilities and the addition of a paid pool monitor Monday through Friday - with volunteers continuing on the weekends. This will provide the opportunity to put \$5000 back into the savings account throughout the year. This will still leave approximately \$2200 for several small upgrades to items such as picnic tables, signs, repair of fences, etc.

It was also reported that many property owners had included donations with their 2008-2009 regular maintenance fees totaling \$1132 – with more coming in daily.

Update on proposed restriction changes: Ron Palmquist explained the main points of change in the proposed restriction changes which include: changed/improved language as provided by the association lawyer, eliminating the \$45 maximum for maintenance fees to allow for movement over the next ten year period and changing the voting from a required two thirds vote to a “majority” vote. Discussion followed. Donna Keeney presented an affidavit requesting to invalidate the changes. A motion was made and seconded by Bill Raub to have the current restrictions remain in effect and to stop securing signatures for the proposal. A vote was taken with 9 for and 22 against. The board will move forward to secure the needed signatures for approval of the proposed restrictions.

Committee Reports:

Parks and Lakes – Ross Argue reported that the pool opened today and will be open through Labor Day weekend. Hours are daily from noon until 8:00 PM. He introduced

Harry Vernon who will be monitoring the pool this summer, Monday through Friday. Volunteers for weekends are asked to sign up at the pool. He thanked everyone for helping to control costs by working on the spring clean up at the pool, park and clubhouse. He reported that a large tarp was purchased to cover the pool over the winter and that A-1 Pool had been hired to both winterize the pool and re-open it in the spring.

Building and Use Committee – This committee has now met several times and will be focusing initially on blight issues. Members are Kathy Podzikowski, Glen Fletcher, Robert Hilleary, Sam Hilleary and Jim McCaffery.

Officer and Director Reports: Robert Hilleary introduced himself and explained that he has been appointed to fill the position of Director of Woodridge Estates 1 to fill a vacancy. He is actually running for election in Valleywood Estates which is where he lives. He explained that he is very concerned about several active blight issues on various properties. He hopes to address specifically six lots of main concern if elected.

New Business:

Due to the inability to recruit full time residents to run for the four officer positions, notice was provided to all property owners in the annual newsletter of a proposal by the Board of Directors to eliminate all full time residency requirements for the positions of President, Treasurer and Secretary (The Vice-President can already be a part-time resident). This will allow all property owners in good standing to run for any officer position on the board. Each officer position was voted on separately.

President: 22 approved, 16 no

Secretary: 25 approved, 12 no

Treasurer: 26 approved, 9 no

Election results:

President - William Raub

Vice-president – Jennifer Marinkovski

Secretary – Linda Argue

Treasurer – Deborah Downing

Woodridge Estates 1 – Jim McCaffery

Woodridge Estates 2 – Edward Roginski

Valleywood Estates – Robert Hilleary

Woodland Manor – Ron Palmquist

Public Comments – none

50/50 drawing – Mrs. Vernon won the drawing for \$57 and she donated part of it back to Moon Lake.

The next meeting is scheduled for July 12th at 10:00 AM at the clubhouse. (This was later changed to July 19, 2008 10:00 AM due to a scheduling conflict at the clubhouse)

Meeting was adjourned.