

Moon Lake Property Owners Association Board of Directors Meeting

Approved Minutes
September 15, 2007

Meeting called to order at 10:00am by president – Bill Czopek

Roll Call: All Present – Bill Czopek – President, Jennifer Marinkovski – Vice President, Jean Czopek – Treasurer, Ross Argue – Dir. SML, Ron Palmquist – Dir. Woodland Manor, Shelly Stewart – Dir. WE1, Ed Roginski – Dir. Woodridge Estates.

Visitors – Martin Hilleary, Bob Hilleary, Mrs. Vernon, Mrs. Vernon's son, Marv Glaser, and additional guest.

Approval of the Agenda – Approved as written. Motion Made by Ed Roginski seconded by Shelly Stewart.

Appointments – A review of Vice President position opening was made in accordance with the MLPOA bylaws. Each board member was given 30 days notice on Jennifer Marinkovski's nomination to the Vice President position. A motion by Ross Argue and seconded by Shelly Stewart to re-vote Mrs. Marinkovski into the position of Vice President. A vote was taken by the board and unanimously accepted Mrs. Marinkovski into the position of Vice President.

Resignations – Donna Keeney – Secretary has resigned her position by letter and email correspondence. Meeting minutes will be taken by Shelly Stewart – Dir. WE1

Open Positions – Secretary and Director-Valleywood Estates.

Correspondence – Request by Mrs. Vernon, present at this meeting, to permanently erect a single wide trailer on lot 31 in Woodridge Estates. Address 3177 Pine Ridge is a designated camping lot in which a permanent trailer would be allowed if approved by the Township zoning board. At this time Mrs. Vernon is requesting written permission by the board addressed to the township for permission to place a single wide trailer purchased from Michigan Eastside Sales trailer #987. Pictures of the trailer were submitted to the board of directors. Trailer #987 is in good condition and lot 31 has been cleaned of debris. The board has agreed at this time to write the letter to the township giving Mrs. Vernon stating that the board has no opposition to placing the single wide trailer on the lot if the township zoning board approves. The letter will defer any ruling of building and use to the laws of the township, and indicate that this letter does not create any precedence for future requests. It will state concerns for any trailer being placed other than #987 shown at the board meeting. This letter will be sent to the township and to Mrs. Vernon.

Approval of Annual Meeting Minutes – Approved with minor corrections to be made. Motion made by Ed Roginski and seconded by Jean Czopek.

Approval of August Minutes – Approved with minor corrections to be made. Motion made by Shelly Stewart and seconded by Ron Palmquist.

Treasurer Report – August 2007, submitted and presented by Jean Czopek – Treasurer. Approved as written motion by Shelly Stewart seconded by Jennifer Marinkovski.

Funds transferred from the CD will automatically be done October 1, 2007

Liens to be placed on 13 new lots were signed by the treasurer and vice president and president on September 15, 2007. There are 11 old liens that need to be redone, 27 members have not paid in over 2 years and 31 members have not paid for one year. The board of directors will be moving forward with collection on the maintenance funds via phone calls.

Jean drew attention to a concern in the clubhouse heating bill and made a suggestion to look into repairs or replacement on the furnace. The board agreed to look at the finances to the end of the year and draw any funds for the furnace.

In absence of the treasurer for two weeks duties have been distributed to Ross Argue and Jennifer Marinkovski.

The Treasurer report was approved motion made by Shelly Stewart seconded by Jennifer Marinkovski.

Finance Committee Report – Patrick Stewart submitted a Profit and Loss Budget vs. Actual for January through August 2007, the report was presented by Shelly Stewart in Patrick's absence. Over all the moon lake board of association is 6,559.28 less then expected in collection of maintenance dues. However the association is 1,101.51 under spending in the over all budget. As discussed in the treasurer report the board will be placing liens of those association members in the arrears to make up for the loss of maintenance funds. It has been decided that Patrick, will work with Jean Czopek laying out an estimated cost of expenses between October 2007 and March 2008 to determine what additional spending may occur.

Parks and Pool Committee – Committee presentation completed by Ross Argue, the pool will be shut down by Ross with the assistance of A-Pools. The utilities will be put on hold until 2008. The pool repairs were successful and the summer months well received by association members. Ross wanted to publicly thank all those involved with volunteering their time.

Directors Report – Ross Argue reported that the light at the boat ramp was out. Jean would contact the electric company to have it checked. No other reports were made.

Web Updates – A public thank you will go on the web page for all association members who donated time and talents to Moon Lake. Jean has cleaned up some old news on the web page. The restrictions ballot along with a monthly reminder will be added to the web page for association members to print and mail in their signatures for approval of new restrictions.

Old Business – Restriction Revision Campaign, Shelly Stewart presented an updated restriction ballot to be put on the web page or mailed out to association members if requested.

There was discussion on the wording regarding the mailing of a proxy ballot. The board clarified that this wording was in in two different sections of the new restrictions and regarded two separate issues.

New Business – Inspection of club house furnace will need to take place when the funds are available. The furnace is inefficient and aged and will need to be fixed or replaced before the winter if possible.

A smoke detector has been installed at the clubhouse; there is need for one more and a carbon monoxide detector.

Discussion on a Nominating Committee was tabled by Ron Palmquist and seconded by Shelly Stewart for future review around May of 2008. There are positions on the board that need to be filled; the board would like to create a nominating committee to look for individuals of interest.

MLPOA vehicle decals have been found they will be mailed out to members with 2008 maintenance dues.

Jean Czopek presented a new member packet for review by the board. The board agreed the welcome packet would be downsized and given to new association members along with a letter of welcome to Moon Lake Association.

Communications – No new communications were presented at this time.

Adjourn – Next meeting will be October 20, 2007, 12:00pm at the Clubhouse. Meeting Adjourned motion made by Ron Palmquist seconded by Ed Roginski