

Moon Lake Property Owners Association Board of Directors Meeting

Approved Minutes
October 20, 2007

Meeting called to order at 10:05 AM by President – Bill Czopek

Roll Call: Bill Czopek – President, Jean Czopek – Treasurer, Ross Argue – Dir. SML, Ron Palmquist – Dir. Woodland Manor, Shelly Stewart – Dir. WE, Ed Roginski – Dir. Woodridge Estates. Absent/excused was VP Jennifer Marinkovski

Guests: Mr. and Mrs. George Raub, Bill Raub, Mrs. Vernon and Linda Argue

The president asked for a volunteer to take the minutes and Linda Argue offered.

The meeting agenda was approved by Ron Palmquist and seconded by Ed Roginski.

Correspondence: A complaint had been made regarding a resident that is running a day care center out of their home and has a sign posted which is in violation of our Moon Lake Deed Restrictions. Jean will compose a letter to the resident explaining that the sign must be removed with a copy to Greenwood Township.

There was further discussion on the lack of community support for the Building and Use Committee. Because of the lack of participation the Board of Directors has been handling any issues as they arise. It was decided that Bill Czopek and Ross Argue will ask for a meeting with Greenwood Township to establish a line of open communication between the Board and the zoning officials to ensure that both Moon Lake Restrictions and the township zoning regulations are being met.

Bill Czopek then read a prepared statement by the Board of Directors addressing the many emails that have been sent to the Board by Bill Raub.

September minutes: Jean Czopek made a motion to accept the September minutes with corrections and it was seconded by Shelly Stewart. Approved.

Treasurer report: Jean Czopek presented the monthly report for September. Total equity at the end of August was \$9433.19. Ron Palmquist made a motion to accept. Ross Argue seconded it. Approved.

It was reported that twenty nine property owners have still not paid for this current year. There was discussion over updating current liens and placing new liens on property owners owing more than the one year.

Snow removal for the season was discussed. Ron and Ed will secure several bids for snow removal at the clubhouse and submit to the board next month.

Linda Argue offered to set up a database to include all lots within Moon Lake, the owner, mailing addresses and corresponding phone numbers and email addresses when available. Additionally, next month she will provide the board with a draft of the main responsibilities for the open secretary position. After approval the board will use it as a discussion point in trying to recruit a resident to fill the vacancy.

Parks and Recreation: Ross Argue reported that the pool is closed and that A-1 Pool completed the winterization and installed the new tarp. They additionally made repairs to several small leaks on the plumbing to the pumps. Ross will create a letter to be sent with the payment for the closing of the pool. The board is disputing the labor charge on this repair. Utilities at the pool have been turned off and Ross was to drain the hot water heater that afternoon. Additionally he will stand up all of the picnic tables at the clubhouse, pool and Peninsula Park for the winter. Jean made a motion to approve the payment of the bill for closing the pool and Ron seconded it. Approved.

Building and Use Committee: Mrs. Vernon was given a letter from the board approving use of a single wide mobile home to be placed on lot 31 of Woodridge Estates 1. She can use this in discussion with Greenwood Township.

It was reported that the house on Lakeview that caught on fire is being cleaned up. Several lots on Pine Ridge are in bad shape. Bill and Jean offered to take pictures and submit them with a letter to the township board. Ron made a motion to approve this action and Ed seconded it. Approved.

Directors reports: It was reported that the utility light at the boat ramp had been fixed and is now not working again. Jean will report it to the utility company again.

Website updates: Jennifer Marinkovski developed an initial draft to be sent out by email to property owners and posted on the clubhouse and pool bulletin boards. Jean offered to add a few items and send out to the board for approval. It will include information on the current openings on the board, appreciation for volunteer help in the summer, etc. Some residents have had questions on the last paragraph of the proposed restriction changes. Ron Palmquist will draft an explanation on that paragraph of the new restriction proposal to be included in the letter.

Next board meeting is scheduled for November 24, 2007 at 10:00 AM.

The meeting was adjourned at 11:15 AM.