

**Moon Lake Property Owners Association
Board of Directors Meeting**

Approved Minutes
March 15, 2008

Meeting called to order at 12:02 PM by President – Bill Czopek

Roll Call: Bill Czopek – President, Jennifer Marinkovski – Vice President, Jean Czopek – Treasurer, Ross Argue – Dir. SML, Ed Roginski – Dir. Woodridge Estates 2, Jim McCaffery – Dir. Valleywood Estates, Absent./excused was Ron Palmquist – Dir. Woodland Manor, Absent/excused was Shelly Stewart – Dir. Woodridge Estates 1.

Guests: Approximately 6 property owners in attendance.

Due to the vacancy for the Secretary slot, the president asked for a volunteer to take the minutes and Linda Argue offered.

The meeting agenda was presented and approved.

Correspondence: Shelly Stewart, Director of Woodridge Estates 1 sent a letter explaining that she would be resigning due to going back to school, working full time, etc.

February minutes: The February minutes were approved with minor corrections.

Appointments: A motion was made and approved to appoint Robert Hilleary to temporarily fill the vacancy for the Director of Woodridge Estates 1. He will be appointed at the next meeting.

Treasurer report: Jean Czopek presented the monthly report for end of January. Expenses were \$2117.59. Income was \$278.20. Total equity at the end of January was \$4446.25 A motion was made to accept it. Motion was seconded. Approved.

Finance Committee: A quick summary of the annual expenses and income for eleven months through February was provided to the board. Expenses have been at the lowest level in years. The committee suggested that the budget for 2008-2009 essentially duplicates expenses for this past year with a provision of a 4% increase for inflation. A full summary will be provided at the annual meeting in June.

Parks and Recreation: Ross Argue reported that A-1 Pool will open the pool for \$500. The board approved the expenditure and Ross will call them to schedule a date to open the pool in May or early June. An ad will be placed in the newsletter to recruit a person to act as a pool monitor Monday – Friday on a per day basis. The weekends will be covered through volunteers again this summer.

Building and Use Committee: The board determined that for each complaint received regarding blight on Moon Lake lots, that the board will send an initial letter asking the property owner to correct the problem within thirty days. At that point the complaint will be referred to the township to enforce the township ordinances. Robert Hilleary presented the board with pictures of VA 79 and 81. The first had no skirting around the trailer and the other had a pick up on blocks. These situations will be discussed at the next Building and Use Committee meeting.

Nominating Committee: Linda Argue reported that they have had minimal success in recruiting any full time residents for the upcoming election and the officer positions. Some residents are just not interested. Many residents have held offices before. Some are elderly and others are busy with jobs, etc. Because of this same problem last year, a motion was made at last year's annual meeting to remove the full-time residency requirements on the Secretary position. It is scheduled to be voted on this year at the annual meeting. Due to our inability to recruit full time residents, a motion was made and approved to eliminate the full-time residency requirements from the three officer positions also. (Note: the subdivision directors are already allowed to be either full-time or part-time residents.) All property owners will be notified in the annual newsletter of the proposed changes. A vote will be taken at the annual meeting in June. Residency requirements for each officer position will be voted on separately at that time.

Director's reports: Ed Roginski reported that he did a mailing for his subdivision to secure more signatures for the proposed Restriction changes. Jean reported that she had been getting signatures in from people in his subdivision. Several of the other directors will also do a mailing. Additionally, a ballot will be sent out with the annual newsletter requesting signatures.

Website updates: None

Old Business: Jean Czopek asked for approval of the board to have an email sent out to all property owners with email addresses on file. It was approved. She will contact Gary Gee with the information.

New Business: The annual meeting is scheduled for June 14th. A check for the deposit and rental of the township hall will be mailed. Bill Czopek will see if the Fire Marshal is available to speak at the meeting.

May 10th is our scheduled Spring Clean-up Day. In order to again keep expenses to a minimum the board is asking for volunteers to help clean-up the grounds around the clubhouse, park, and pool. The board will provide hotdogs. This will run from approximately noon – 3:00 PM.

There was more discussion on creating the initial draft of the annual newsletter. Jennifer Marinkovski has asked that any final suggestions or changes be sent to her by March 31st. It will be mailed out in April to the association members. Jean provided the quantities of other items that will need to be printed and mailed with the newsletter. There will be a meeting on April 19th to prepare the pieces for labeling and mailing. Volunteers are needed.

The meeting was adjourned at 2:07 PM.

The next scheduled board meeting will be April 12th at noon at the clubhouse.