MOON LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Approved Minutes

March 17, 2007

The meeting was called to order at 2:00 p.m. at the Moon Lake Clubhouse by acting president, Bill Czopek.

Roll Call

Present
Bill Czopek – Acting President
Jean Czopek –Secretary
Ross Argue- Director- SML
Shelly Stewart – Director- WE1
Ed Roginski- Director- WE2
Ron Palmquist- Director- WM

7 guests in attendance

The agenda was approved as presented

Correspondence
Bill Czopek read the resignations of Jack Lytle, president and Karen McClintock, treasurer.

Bill Czopek discussed a letter received from the DEQ regarding the pool permit. He contacted the DEQ and explained that we cannot have an inspection until the pool is finished. The permit is on hold and he will call DEQ to set up an inspection as soon as the pool is ready. The electrical inspection has not been completed yet and Bill will check again on date.

Appointments

Martin Hilleary was introduced and was asked to fill in for the position of vice president and run for office in June. Mr. Hilleary accepted and Bill Czopek made the motion to nominate him for the position of vice president. It was seconded by Jean Czopek. Motion passed and he joined the board.

Jean Czopek agreed to move into the treasurer position. Shelly Stewart made a motion to pay Karen McClintock for a half-month's pay or $75 and to pay Jean Czopek for the position of treasurer and the secretary's salary as well. It was seconded by Ed Roginski and motion passed.

2.
Jean Czopek made the motion to nominate Sondra Thomas as secretary and also to run for the position in June. Sondra accepted the nomination. It was seconded by Ross Argue. Motion passed and Sondra joined the board.

The minutes of the February meeting were accepted as written.

Treasurer Report
The revised January and the February reports were accepted as written.

Building and Use
Bill Czopek discussed the recent action by Greenwood Township in which they would no longer deny building permits to Moon Lake residents if they were denied by the Moon Lake Building Committee as long as they met township zoning requirements.. There had been an agreement with the association for some time but the zoning for the township supercedes the association restrictions so it is no longer legal for them to do this. It was explained that the restrictions were written in the 1960s when there wasn't zoning in the township.

It was felt that under these circumstances, the committee would no longer be needed. All matters that needed to be discussed regarding building could be brought directly to the board.

Parks and Lakes
Martin Hilleary asked for an update on the pool renovations. Ross Argue gave us the information that he had. Discussion followed. Pool company is waiting for snow to melt in the pool to begin and for electric service to be restored.

Directors
No reports

Legal Committee
Discussion on amount in arrears. Forty-nine property owners are not up-to-date. Total owed is $5,399.77. Fourteen owners have liens and/or have court action. Two new liens have been placed. Discussion about separating out all of these for the annual mailing with a separate billing letting them know that they cannot vote unless fees are paid and that after July 1, we will begin placing liens an properties not up-to-date. The next step would be small claims court. The newsletter would be included along with the note that this will be their last newsletter unless fees are paid.

We have been successful in three court cases. Two have paid and we have received a message from the family of the third who is seriously ill. They intend to pay what it owed. A fourth person cannot be found at this time so he cannot be served. We will do what we can to get him served so we can go to court soon.

3.

Old Business

Website – Motion was made by Shelly Stewart and seconded by Ross Argue to renew the website for one year and revisit the issue in August to see where to go from there.

All other old business issues except insurance for the play area near Jack Lytle was discussed before the meeting at the earlier meeting to prepare the mailing. Board members will get together after the next meeting to assemble the mailing and do whatever other work needs to be completed to get the billing and newsletter out.

New Business

O.I.L. follow up- Jean Czopek discussed her conversation with a representative of O.I.L. regarding their plans at Moon Lake. They claim that some of the owners do have mineral rights and they are trying to acquire them for the purpose of drilling under the lake. We would have to get legal help to determine if this is true. In the meantime, we are advising owners through the website no to sign for anything as we do not know if it is legal to do so. Unsure of where to go with this, as it will cost a great deal of money to fight this and we don't have it.

Review of the 5-year plan will be set for the next meeting agenda.

Shelly and Patrick Stewart have volunteered to help with Saturday office hours in May to accept property owners' fees. Karen McClintock will be asked to help too if available.

Board members were asked to review the current Rules for Use of Moon Lake Facilities, as they have not been changed since 2002. We will discuss at next meeting.

Discussion and review of insurance quotes was tabled until the next meeting. Discussion on including the Crestwood playground area in the coverage will happen then as well.

Communications

Donna Keeney presented a list of concerns that she wants addressed at the next meeting. Byron Clouse, who recently purchased a house in Moon Lake introduced himself and was welcomed to the association.

Meeting adjourned at 3:45 p.m. Next meeting will be Saturday, March 31 at 1:00 p.m. with work session to follow immediately.

A meeting on approving the newsletter content as well as the Restrictions Ballot took place at 1:00 before the regular meeting.

Submitted by Jean Czopek