

**Moon Lake Property Owners Association
Minutes May 5, 2007 1:05 PM
Approved Minutes**

Saturday May 5, 2007 1:05 Pm

Roll Call-

President- (Acting) Bill Czopek

Vice President (Interim) Martin Hilleary

Treasurer- Jean Czopek

Secretary- (Interim) Donna Keeney

Directors SML-Ross Argue

WE1 -Shelly Stewart

WE2-Ed Roginski

WM-Ron Palmquist

Valleywood- Karen McClintock

Guests-Bob Hilleary, Eric Russell, Mr. and Mrs.Raub, Linda Argue, Jennifer Marinkovski, Patrick Stewart and Betty Gogo

Public comment- (1) Mr. Bob Hilleary, asked about the statement in the recent newsletter regarding blight and the township blight ordinances. There was discussion on how to handle a blight situation at Moon Lake residents can report to their area Director and the MLPOA Board who will send a letter to the parties involved. If the situation is not resolved, it will be referred to Greenwood Township, which has enforcement capabilities. The township has the authority to then assess the situation and send notice to property owners, if it is still not resolved the township can clean it up and bill the owners.

(2) Mr. Hilleary also asked that in view of the proposed changes to the restrictions and the fact that Greenwood Township's requirements will be used, are we still going to have a Building and Use Committee? There was discussion the need for the committee. It was decided that because there were other things still in the restrictions such as signs, docks, types of lots etc. we should have a committee. The By-laws recommend at least three members. Everything is referred to the township. Any Moon lake business should go through the board first, then the township will act on.

Agenda approval- April's minutes read, motion to accept by Martin, with additions, seconded by Ed. Motion carried.

New Business – Motion was made by Martin to appoint Donna Keeney to Interim Secretary, the motion was seconded by Jean and approved and carried.

Correspondence- An email was received by Diane Sharpe, a property owner who rents out two of her properties in Moon Lake. She asked the board to consider a special pass for tenants of property owners in good standing so that they could enjoy the Moon Lake amenities. Discussion on price of such a pass and what the requirements should be

It was decided to propose an amendment to the By-laws to allow a special pass at the current maintenance fee price. A motion was made to amend the By-laws by Shelly and seconded by Martin, motion carried. Shelly and Ed will create a policy statement for our By-laws.

Approval Of Last Meeting Minutes- Discussion on what should be included in the minutes initiated by Shelly. Ross made a motion to approve with changes, seconded by Donna, the minutes were approved with changes. Motion carried.

Treasurers Report- Income for April \$ 3,105.00 total equity \$ 23,067.06 Jean will set up office hours on May 19th, 2007 for fee payment. Karen McClintock will cover for Jean in her absence. Motion was made to accept the treasurer's report by Ed, seconded by Shelly. Approved and carried.

Finance Report- Patrick Stewart discussed the proposed budget and projected expenses and presented spreadsheets to the board. Patrick will give a presentation for the Finance Committee at the annual meeting. It was suggested by Mrs. Argue that the pool expenses be changed to show fiscal year expenses and not the calendar year expenses, as it will confuse property owners to see two sets of figures. All of the treasury's reports are done with the fiscal year April 1 to March 31. Ross agreed to outline pool keeper and volunteer responsibilities for the board to review. Jean commented on history of last changes made to restrictions were 1968-70. Donna made a comment that we should increase a projected 10 % overall for all unforeseen expenses for each year, also to include the amount of delinquent dues owed to the association to be included in the presentation. A public comment from Mr. George Raub, pools are expensive to run. We have a need for better communication, and I would like to see something posted 2 weeks before any meetings.

Parks and Lakes- Ross Argue reported on the pool repair progress. The cementing, plumbing/scratch coat and tile are in. May 19th, 2007 will be debris removal day. Bill will find out about renting a dumpster for the day. It is also the Townships free dump day. Opening of the pool is projected to be June 9, 2007. Ross stated that 4 new signs were put up at the park, boat ramp and pool parking lot. Our electrician John Scott, was called to repair the breaker box. An estimate for replacing the entire breaker box was given as \$500. Ross will try to find replacement parts first. Playground equipment from Crestwood Park will be taken down tomorrow, and moved to the pool area due to increase in liability if used at that current location. Linda has started to paint the playground equipment at Peninsula Park; Donna will assist in completing the task.

Directors Report- Amnesty Day May 19, 2007 12- 5pm (1) schedule pool cleanup, clean showers, after repairs are complete, to ready for state inspection.

Old Business- A Special Meeting Labor Day Weekend Sept 01, 2007 1:00 Pm.

Discussion included whether property owners would accept the change in the deed restrictions the part that would allow the board to increase fees \$5.00 without a vote. Ron stated that he felt that if the property owners did not think that the board was looking after their best interests, they could replace the board members at the annual meeting.

Ron also commented that the proposed restrictions be reduced to \$ 45.00 from that of the \$50.00 stated in previous restrictions. Motion was made to accept current revision of the restrictions and seconded. The motion to accept was passed. Comment was made by Bill Raub, for the board to consider a card reader, which is hooked up to the computer, which has the capabilities to give access or deny entrance, thus making it more cost effective. Public comment from Mrs. Raub, concerned about the previous annual meeting, that most were overwhelmed. She also stated she would like to see the clubhouse being used more than just meetings once a month.

Social Committee- Not currently active. Donna made a motion that Mr. George Raub be considered for nominee for clubhouse director. Motion made that George Raub for social committee by Donna and seconded by Ron. Motion carried.

Discussion about the 5 year plan, Shelly asked that it be tabled until Sat May 26, memorial weekend meeting. Caretaker responsibilities tabled by Shelly, seconded by Bill.

Next Meeting May 26, 2007 @ 1:00 Pm - The board decided to hold the remaining items on the agenda and call for a special continuation meeting on May 26, 2007 @ 1:00 Pm at the clubhouse. Continuing discussion on the 26th to include pool opening and Plans/Agenda for the Annual Meeting. Motion made by Martin to adjourn, seconded by Ron. Meeting adjourned at 3:25 Pm, May 5, 2007.

Respectfully submitted,
Donna Keeney (Interim Secretary)