

MOON LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Saturday, November 24, 2007

Approved Minutes

The meeting was called to order at 10:02 AM at the Moon Lake Clubhouse by President Bill Czopek.

Call to Order-

Roll Call: President - Bill Czopek, VP - Jennifer Marinkovski, Treasurer - Jean Czopek, Dir. Woodridge Estates - Ed Roginski, Dir. Woodland Manor II - Ron Palmquist, Dir. SML - Ross Argue

Absent: Shelly Stewart – Dir. Woodland Manor I

Visitors: Mr. & Mrs. Shearer, Bill Raub, Linda Argue, and Glen Fletcher

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

Agenda – presented and approved as written

Appointments – The president asked for volunteers to join the *Nominating Committee*. Linda Argue and Bill Raub volunteered to be on the committee. A motion to approve both Bill Raub and Linda Argue was made and was approved. The board would like others that are interested in being on the committee or to fill vacancies to please contact the clubhouse or their director. The committee will present any possible names of any willing candidates for the spring election to the board.

Bill Czopek explained the function and history of the *Building and Use Committee*. Glen Fletcher expressed interest in joining the committee and Ross Argue and Bill Raub also volunteered. Motions were made to appoint both Glen Fletcher and Ross Argue. No motion was made to appoint Bill Raub. A vote was taken and both Glen and Ross were unanimously approved. Bill Raub asked that the board be polled as to why he was not nominated. The President polled the members and responses were given by all.

Correspondence – none

October minutes – Linda Argue read the minutes from the October meeting. The minutes were approved as written and Jean will have them posted on the website.

Treasurer Report – Jean Czopek reported that the furnace had been cleaned at the clubhouse and a thermo couple replaced. We currently have \$5312.55 outstanding in membership fees from property owners owing two years or more. We have \$1630.80 outstanding from property owners owing only this past year. Fifteen liens had been placed. Two more property owners had paid and one lien was lifted. In January the board will make recommendations on further court proceedings against delinquent owners. The balance in the checking account as of the end of October 31, 2007 is \$8694.43 which is the total equity at this time

Finance Committee – tabled

Parks and Recreation Committee – A letter was written by Ross Argue to A-1 Pool confirming his phone conversation with the owner. They agreed to remove \$216 from the invoice and delay payment of \$200 until March 2008. The board approved sending the letter with a payment of \$788.50 for closing and winterizing the pool, a new pool cover for the winter and a new pump top.

Director Reports - none

Building and Use Committee – Bill Czopek and Ross Argue met with the township zoning supervisor and reviewed current procedures to be followed. Bill updated the board.

Website update – Jean mentioned that there are new pictures on the site. She confirmed that she is now asking that the Treasurer Report also be posted along with the minutes each month. Gary Gee will begin posting the previous Treasurer Reports for the complete year of 2007 as time allows.

Discussion followed on a general email to be sent to all residents that we have email addresses for from the website.

Old Business - The need for more snow removal bids was discussed. Bill Czopek explained that the average rate appears to be \$40 per push or \$250 for the season.

A motion was made to apply for membership with the Lewiston Chamber of Commerce. This will allow us to use their bulk mail permit and also run photocopies at a lower rate. The cost per year is \$40 and would be recouped in savings. Approved

New Business – The clubhouse is rented for both Thanksgiving and Christmas.

It was also reported that Bill Czopek, Jennifer Marinkovski, Jean Czopek and Ross Argue attended a mediation hearing in Gaylord on November 2nd. They agreed to provide Bill Raub with the Articles of Incorporation, all versions of the Bylaws and one hour of consultation time with the CPA and attorney. Jean had prepared letters to be sent to the CPA and attorney for the board to review. The letters were approved as written and will be mailed.

Mr. Shearer was in attendance and explained that he is the 911 ham radio coordinator for the area. There was discussion on the possibility of opening the clubhouse during an emergency situation such as the recent tornado activity in the area. It was suggested that the board contact Tim Lunden, the Oscoda County 911 Emergency Coordinator to discuss the counties current plans and to be able to inform property owners how to proceed in the event of an emergency in the Moon Lake area.

Next meeting – NO MEETING in December. The next meeting is scheduled for January 12, 2008 at NOON.