MOON LAKE PROPERTY OWNERS ASSOCIATION

November 13, 2006 Minutes

The meeting was called to order by President Jack Lytle at 7:00 p.m. at the Moon Lake Clubhouse.

ROLL CALL

Present

Jack Lytle – President
Bill Czopek – Vice President
Jean Czopek – Secretary
Karen McClintock - Treasurer
Ross Argue- Director SML
Jim Worden- Director WEII

Absent

Shelley Stewart – Director WEI
Vacant Valleywood
Vacant Woodland Manor

Correspondence – Jack read a copy of a letter sent by previous board members to the Association attorney and he felt that if there was a fee involved from the attorney for review and filing of said letter that the board should not pay the fee. The previous members were not authorized to incur attorney charges.

Comment was that there would probably not be a charge as the attorney would receive and file the letter in case other action was taken. Treasurer should be watching for a possible billing.

Appointments- Jack appointed a Financial Review Committee to be chaired by Patrick Stewart. Other members will be the treasurer, Karen McClintock, Linda Argue and Jack Lytle as ex-officio member. Motion made by R. Argue and seconded by J. Worden. Motion passed.

Approval of Previous Month's Minutes- Minutes of the October 9, 2006 meeting were approved.

Treasurer's Report – Treasurer's report was completed by Jean Czopek in the absence of a treasurer. The report was accepted with the change made for the error in the total equity, which is correctly $28,410.43. Motion made by Bill Czopek, seconded by Jim Worden. Motion passed.

2.

Other Financial Issues

Legal bill from Kevin Hesselink totaling $1,125.00 was sent. Time was spent on reviewing and rewriting draft of the Restrictions. Motion to pay the legal bill was made by R. Argue and seconded by Karen McClintock- motion passed.

We received confirmation that our Workman's Compensation Insurance was canceled as of 10/16/06. The policy would have elapsed on 11/14/06. Unclear as to whether any refund is due. Another letter was received from Auto-Owners asking for payroll information. Karen will call the number given to try and clarify the situation.

Our last correspondence from the state regarding Unemployment Compensation listed a shortage of over $2,000 in our account. Nothing else has come in requesting payment but we should be watching to see if they will ask for this payment.

W-3, W-2 form package arrived for MLPOA employees. Treasurer will check with Kundingers to see if W-2 forms need to be completed for secretary and treasurer who were having withdrawals made before it was decided to use 1099 forms instead.

Nineteen local property owners still have not paid for 2006 and 15 from other areas for a total of 34 which is very high for the end of the year.

Building and Use – Mavis Lytle reported that Mr. Whitwam has been approved for the addition of a covering over his trailer.

Glen Dewey has applied for a demolition permit to get rid of the remains of the trailer on his mother's property. He has 90 days to complete it. Little has been done so far.

Mr. Hatley wants to build despite dues still being owed on his property. Not certain if he has been making payments as arranged with the former treasurer. He has been told that he cannot get a MLPOA permit if his dues are not paid. Mavis said that Mr. Paulus told her that he can build even if he does not have permission from the MLPOA. This needs to be cleared up.

House that burned on Wildwood has been demolished.

Jack suggested that MLPOA should state that property owners are required to use licensed contractors when doing building projects and add that language to the permit application. He stated that some property owners had started work

with unlicensed local people who didn't finish the work and were out money for work not done. Board agreed with his proposal.

Discussion on some items that are included in the Building Permit and not in the Restrictions such as the age of the trailer. Jim Worden stated that this same language should also be included in the restrictions so that it can be enforced. We will look into including this in the newly revised restrictions before a vote is taken.

Parks and Lakes –Ross Argue stated that only 2 boats are left at the boat ramp. This will be addressed in the spring. Broken picnic tables are gone. Two are fixable and will be fixed in the spring. Jack donated a table and swing set for the Crestwood Park area. Ross will get estimates for improvements to both parks in the spring.

Social Committee – No longer active. All planned events canceled.

Neighborhood Watch – No longer active

Directors Reports – None

Legal Committee – Bill Czopek reported that he went to the court in Mio for the hearings on T. Voyles and D. Pentz. Mr. Voyles did not attend and a judgment was made for MLPOA for back dues and court costs. Letter received from the court confirming this. Mr. Pentz had not been served so his case was not brought up. The address that we have and that is listed with the county is no longer his address and we will have to find a way to get his new address so that he can be served and the case brought up again. Bill stated that 2 of the 4 taken to Small Claims Court have paid and we need to be sure that lien removal and letters of compliance to the court are done in their behalf.

Communications – Mrs. Raub requested that she be heard at this time because she and her husband could not stay later. She is having a problem proving ownership on one of her lots and asked for information from the association. She was told that a search was made and no information on previous owners was available through MLPOA and that the county was her only resource.

Old Business

Watercraft Stickers – tabled until spring
Fire extinguishers replaced/recharged- done
Fund Raiser - $75.00 raised so far in sale of Moon Lake hats at $15.00 apiece. Sweatshirts are available at $20.00 and come in a variety of sizes.

4.

O.I.L. and Gas – Letter regarding the placement of a brine well very close to the subdivision on state property but near Moon Road and some Moon Lake homes. Letter will be drafted by the secretary and signed by the president on behalf of the 420 property owners to the MDEQ protesting the site for this well so close to the subdivision. State land across Townline Road could be used for this purpose. We may be successful in forcing a public hearing at least and we can be on record as opposing the location of this well.
Clubhouse Rental – The clubhouse is rented for Thanksgiving Day and for December 16. The Board voted to pay up to $80 for a one-time cleaning and we will ask if the clubhouse could be tidied up after the last rental and included in this price. Jean will ask Joyce O'Brien if she and her sister would be willing to do the job.

Jim Worden asked that we reconsider the Clubhouse Rental Agreement in regard to the use of alcohol. He feels that we should not allow alcohol at all because of liability and that the Hold Harmless agreement in the agreement may not be sufficient. Treasurer will check with the Insurance Company for recommendations and this will be reconsidered at the December meeting. In the meantime, current reservations on the new form will stand.

New Business

Bill Czopek made a motion after discussion to add internet access to the clubhouse so that the website can be maintained and e-mails read at a cost of no more than $10.00 per month. Seconded by Ross Argue. Motion carried. Ross stated that his son-in-law will help get the website up and running. Bill will check with Gary Gee, the former webmaster to get access codes and any other information that will help us keep and maintain the site.

Adjournment- Meeting adjourned at 8:55 p.m. Next meeting will be December 11 and then we will discuss the possibility of meeting on Saturday in January because of the many downstate board members we have.

Submitted by

Jean Czopek
Secretary