

# MOON LAKE PROPERTY OWNERS ASSOCIATION

## August 2, 2006, Unapproved 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

Dourthy Eddy, Secretary

Dir SML

Gary Gee, Dir. WM

Bill Czopek, Vice President

Donna Keeney, Dir. WEII

Gar Meyer, Dir. VA

Brenda Fitch, Treasurer

Dir. WEI

Absent-Marvin Glaser, (On medical leave) Dir. SML,

Others Present: 16 Property Owners    One Guest

### **Public Comment-None:**

1. Additions to the agenda-Two under New Business

2. Appointments- Mr. Dave Hienz asked the Board for specific details about patrol service in question. He needs to know the expectations for this service or any special association requirements or issues. He suggested that an active neighborhood watch might be as helpful as a patrol service. The board will notify him when a decision is made.

### **3. Correspondence/ Website comments-**

Gary presented the President with several e-mails received on the website as well as the minutes from the Planning Comm. minutes from the July 1 meeting.

4. **Approval of Previous Meeting Minutes as presented-**Motion to accept the minutes as written with two grammar corrections. made by Donna/Brenda- motion carried.

### **5. Treasurer Report-**

<b>Income</b>	<b>\$</b>	<b>1,900.60</b>
<b>Total expenses</b>	<b>\$</b>	<b>546.03</b>
<b>Checkbook balance</b>	<b>\$</b>	<b>24,643.44</b>
<b>CD Balance</b>	<b>\$</b>	<b>5,418.63 (July interest \$15.88)</b>

#### **A. Financial report-liens, collections-**

1) Motion to move \$5,000 from the checking account to a new savings account and to move another \$5,000 into a CD in September made by Dourthy/Brenda –carried.

2) Motion to purchase Quick Books Pro as soon as possible for \$225.00 or less made by Dourthy/Brenda –carried.

3) Four new liens were filed – We now have 79 first time non paying members.  
Motion to accept the Treasurers report as presented-Bill/Gar- carried

#### **5. The Building Committee-**

Mavis reported one permit was for a fence because the property owner needed the Associations OK before the Township would issue a permit. Mavis submitted a form letter for the board to consider for use by the Building and Use Committee for violations of our Deed Restrictions. The proposed form needs minor changes and a second draft will be presented at the next board meeting.

#### **6. Parks /Lake Report.**

Paul reported the lake is moving up-it's up about 13 inches from last summers low point. There has been an increase in lake and park use and one picnic table has a broken bench that needs repair.

#### **7. Social Committee report-**

Donna reported many activities are being discussed and planned for the months ahead. The Social Comm. will meet again on August 15.11:30 am at the clubhouse.

**8. Neighborhood Watch** –inactive- Tabled until next meeting because Donna is working on reactivating the program.

#### **10. Legal Committee**

Paul submitted a final draft of the Revised Declaration of the Building and Use Restrictions to the board for review. A motion to phone poll all board members in one week for approval/rejection was made by Dourthy/Brenda – carried. The proposed changes will be sent to the lawyer to review for any issues of conflict or illegalities as soon as possible.

**11. Planning Committee Report- Jennifer presented a verbal plan proposed by the 15 members of the Planning Committee. A motion to table this proposal, pending receipt of a written plan, until the September board meeting- Dourthy/Brenda-carried.**

#### **12. Old Business**

A. Workers comp insurance-Tabled until next month –Brenda will review the information and make suggestions at the next meeting.

B. Rental Agreement- Brenda and Donna will prepare the updated form and submit it when it's ready.

C. Ramp at the Club house- A motion to proceed with construction of the clubhouse concrete ramp with treated wood rails as soon as possible-Gar/Bill-carried. All labor to be by volunteers.

D. New Pool keys will be made this week after the old ones are collected.

E. Small Claims from the Lawyer-Brenda received a letter from the lawyer with the following advice;

1) Lawyers may not use the Small Claims system.

2) He will only pursue foreclosures on properties as allowed in our bylaws.

3) As Association Officer should do the Small Claims process after a lien is filed.

A motion to use the Small Claims system for the two highest accounts as soon as possible was made by Bill/Gary- carried. Brenda will complete the necessary forms and Jack and Bill will appear in court as needed.

F. Watercraft Stickers- Paul gave the board a catalog that offered the only source for water proof stickers. Donna will research this and make suggestions at a later date.

G. Bylaws- Each board member was given the revised bylaws and a master copy will be in the office.

H. Suggestions-Discussion of possible use of Association bulletin boards and the website by members for items for sale ended without conclusion.

I. Patrol/Security information-Brenda gave a verbal report on the security cameras, system, and patrols. After discussion, it was decided to pursue an active neighborhood watch program first and look at patrols at a later date.

### **13. New Business**

A. Treasurers wages-Motion to return the Treasurers wages to \$150.00 as soon as possible-Dourthy/Bill-carried.

B. Fire Extinguishers-all out-dated-Paul will have them recharged as soon as he can.

14-Public Comment- One property owner voiced his complaints.

15. Adjourned-9:25pm

The next regular meeting will be Wednesday, September 13, 7:00 pm.

Respectfully submitted, Dourthy Eddy, Secretary