

**Call to Order** by President Lori Coyle at 10:05am

A moment of silence was called for the men and women serving our country in the armed forces. Pledge of Allegiance was said.

**Roll Call:** President Lori Coyle, Vice President Maureen Butrico, Secretary Theresa Gray, Treasurer Debbie Pelmeur, Directors Jo Ann Colton, Nick Thomas, Scott Pickard, Bill Wehrwein, Rick Lobliner, Cathy Longo, Zack Devine, Betty Woods, Ross Flick, Juerg Schmid, Marie Milbourne

The audience consisted of 186 registered voters.

**Determination of Quorum** executed.

**Employees:** Michelle Gramm, Julie Sinkovitz, Lee King

Theresa Gray Motioned to approve the June 9, 2007 Annual Meeting Minutes as presented. Maureen Butrico Seconded. Motion Carries.

### COMMITTEE REPORTS

**Executive:** Maureen Butrico highlighted the major proposed changes to the declaration of restrictions. The proposed changes concentrate on changing the Association from a Developer focused organization to a membership based organization. Changes will put the membership in charge of the Association. These major changes include: the use of any lot shall comply with the bylaws, rules and regulations of the Lake LeAnn Property Owners Association; no trailer or temporary structure, as defined by the Association's bylaws and rules and regulations (whereas current deeds prohibit all trailers); no dwelling shall be erected in excess of two (2) stories; Building Control Committee has been replaced by "Association" (BCC will be treated as all other standing committees); the owner of each lot shall pay a maintenance assessment to the Association, in an amount to be determined annually by the Association (the membership); the maintenance assessment shall be a charge on the land and shall be a continuing lien upon the lot against which the assessment is made. All subdivision documents (original, sample showing all changes and final document with incorporated changes) will be available at the LLPOA office and on our web site by July 1, 2008. We must obtain approval of 51% of Property Owners in each subdivision. To be counted as a vote we are required to have notarized signatures of all owners of record on the lot. Office staff will be available to notarize member's signatures. Signature pages and Power of Attorney Documents will be provided upon request, for owners who are unable to come into the LLPOA office to sign.

Maureen Butrico clarified for membership that annual assessments are determined by membership vote only and that will continue with the proposed changes in deeds.

The Board voted this past year to require septic pumping and inspection every 5 years.

Michael Halstead/Indian Hills: Why not bring the rule to the membership for a vote?

Board: The Board has the ability to set rules for the betterment of the Lake and the Association.

Robert Halstead/Indian Hills: Who can pump for the island homeowners?

Board: Not sure, but ask around and contact companies.

Rob Londos/Cherry Park: Association should have paperwork to be filled out and signed stating that everything is in good working order.

Peter Stencel/Greenbriar: If you keep your septic maintained it can save you money in the long run.

Consequence of not providing proof of your septic being inspected and pumped every five years puts you at risk for losing becoming a Member Not in Good Standing and losing your lake privileges. The township survey done showed that at least 50% of township residents, responding to the survey, do not have their septic pumped according to recommended standards, and some have never had their septic pumped and inspected.

Discussion continued regarding septic pumping for island owners and transporting a port-a-potty, which companies will not do, across open water. Port-a-potties are different due to their having open sewerage and septic companies would be required to transport sewage in sealed containers.

**Budget and Finance:** All record keeping is in QuickBooks. Any member can come to the office to view the financial statements. Treasurer Debbie Pelmeur recommends using some of our reserve funds to pay for a new building. We would still have access to those funds if we needed them through an equity loan. We are currently getting less than 2% interest on our money in the bank, so it makes sense to put it towards the building and try to not have a mortgage or at least a small mortgage. Slides were shown of graphs of rent vs. owning and after forty years there is a proposed savings of almost \$500,000.00. Immediate savings would amount to a conservative estimate of \$200.00 per month.

Financial Statements are not audited externally. The cost is too great for our size organization. We pay a Certified Public Accounting firm to prepare our tax return annually. Two signatures are required on each check.

**Lake Control:** Both lakes have been treated with SONAR. It targets Eurasian Milfoil and Curley Leaf Pondweed. Milfoil slowly returns each year as boat traffic fragments the plant. There is no effective treatment allowed by the DNR to treat eelgrass, so we all need to rake. There will be no other treatments this year except for treating algae as needed.

The lakes have been stocked with 4,000 catfish and 1,150 walleye in 2007. We will stock walleye again this fall. An aeration handout was available and will be available in the office. Aeration is the process of pumping air to the lake bottom and the rising bubbles circulate the low water to the surface where it is oxygenated by the atmosphere and then mixes throughout the water table. More oxygen in the lake allows for tiny organisms to decompose the organic matter. To use this in LaMott Bay it would cost about \$16,000 plus \$60/month for electric. The committee is also wanting to do some dredging on a small scale, for instance at the north boat ramp. The Board is asking for a one time special assessment of \$17.50 per lot to create a fund for aeration/dredging. This special assessment would be due next year along with the maintenance assessment. Diffusers have to be in at least 4ft of water, so it will not work for all areas. The system was laid out by the distributor, Tri-County and the manufacturer, Vertex.

**Maintenance:** The Maintenance Committee installed two seawalls this past year. One at the south launch area and one at the north launch area. The goal is to do two seawalls a year, one on each lake. The north gate was struck by lightning and in turn affected the south gate. The new equipment has been installed and both gates are working.

**Mooring:** Now that we have our permit we will be starting the mooring site seawall at the north lake launch area (NL1) next week. This should take approximately one week. This seawall is from the money that was collected last year. Our next project is at Royal Shores, using this year's fees.

**Building Control Committee:** No new homes built in 2007 and a 28% decrease in building applications from the previous year.

**Community Center:** We have had two separate committees work on this project. The previous committee completed a mortgage study, a land study and received bids from contractors. The current committee began in January and reviewed all prior committee's work as well as the information and bids submitted to the Board by Tom Tuttle. The current committee decided to be their own general contractor and use the tax exempt status for purchasing materials. They also met with the Somerset Township to discuss the required steps: stamped blue prints, zoning compliance, soil & erosion permit, and building permit. They received a driveway permit from Hillsdale County Road Commission; this required the driveway off of Waldron Road. The building site was selected based on the size of the lot, the availability to members, the suitability compared to other LLPOA owned lots and the ability to have a driveway. The committee then began to gather bids, both old and new and asked contractors to provide labor only bids. The committee then established a budget based on their findings. The zoning compliance was applied for on March 31, 2008, but was denied until a public hearing could be held on May 13, 2008. The committee met with a bank for actual mortgage costs and spoke with the insurance agent regarding volunteers and liability. The Township decided to not take any action regarding the Conditional Use Permit that was applied for, pending member approval.

The previous committee received a bid of \$149,964 @ 1288sq ft. = \$116.43/sq ft.

Tom Tuttle put a proposal together of \$68,000 @ 1288sq. ft. = \$52.79/sq. ft.

The current committee compromised with both for a total bid of \$125,000 @ 1288sq ft. = \$97.04/sq. ft.

The Board voted to go with the current committee's proposal instead of Tom Tuttle's based on the information presented by a Board member that the building would be complete just enough to move in and the inability of the committee to clarify or confirm bids with some contractors.

The idea of tree harvesting was brought to the attention of the committee and was initially believed to potentially raise up to \$20,000. The committee investigated. They met with the contractor and learned that a total of 26 black walnut trees were to be taken, with 11 located across Waldron Rd. and several marked trees not on LLPOA property. The Board voted unanimously to not proceed with harvesting until further consideration. The logger was not willing to take just a few trees, so the building site was cleared.

Total amount of donations were \$24,850 and those funds were separated from the LLPOA general funds and restricted to the use of a community building/office. The committee is currently looking at additional fundraisers including a golf outing, engraved brick paver paths and is open to suggestions.

Attorney Phil Baither clarified that the deed restriction to the lot says to use as park. So the Board is asking the Association as a whole supports putting a community center at Father Richard Park.

Martin Seitz/Grand Point: Was a perk test done? Can we put a well there? Will the driveway off Cherry Lane be used for hauling material?

Board: Yes there was a perk test done and there is a well there from before. No that driveway will not be used.

Mary Leiblein/Crystal Estates: Some of the trees marked were on my property so thank you for not cutting. In 1983 they asked to have the park closed because of late night parties. We were assured it would stay a green area.

Barb Vozenilek/Indian Hills: Why clear without approval?

Zack Devine: We were under the understanding that we would not have any trouble getting the permits.

Debbie Spicer/Grand View/Township Clerk/Planning Commission: The Township told you to apply for the permit and probably would not have any problem, but later it was brought to their attention that the restrictions said to use as a park. The township cannot search for this information, but if it is brought to them they have to respond. The Planning commission chose to not act until you can prove the deed restrictions would be settled.

Ray Peterson/Cherry Park: We don't need a place to meet and we don't need an office.

Maureen Butrico: We have been talking about having our own office for over eight years. Our office staff is working almost 40 hours a week. It is fiscally responsible to own versus rent. Vandalism within the Association has continued to decline since 1983 and we would watch the property more closely having a community center there. The land study committee looked at all LLPOA owned lots and all currently owned LLPOA property was considered, including the barn area on US 12. Each property was eliminated from consideration for various reasons including: the barn on US 12 would pose a safety hazard for members coming in and out, did not want to use lakefront property and did not want to use property that did not pass perk test. The Township cannot enforce deeds.

Pat Madison/Royal Shores: How do we proceed?

Board: If the membership votes in favor of the project we will work with our attorney, the township attorney and the township to move forward. If membership votes against the project, it dies.

Greg Abbot Motioned to proceed with the community center at Father Richard Park. Martin Seitz Seconded. 70 yeas, 102 nays. Motion Failed.

## **ELECTION OF DIRECTORS**

Nominations were accepted for the Election of Directors. The following slate was voted in uncontested.

Grand Point	Martin Seitz	3 year term
Grand View	Nick Thomas	3 year term
Highland Hills	Rick Lobliner	1 year term, serving in subdivision they do not own
Maquago Hills	Scott Pickard	1 year term, serving in subdivision they do not own
Plaza	Cathy Longo	1 year term, serving in subdivision they do not own
Highland Green	Charles Scouten	1 year term to complete rotation

Candidates for the following subdivisions were given a few minutes to address the membership then asked to leave the room.

Cherry Park – 3 year term	Michael Leach and Cathy Longo.	Michael Leach won by majority vote.
Fairway Hills – 3 year term	Betty Woods and Dan Lasecki.	Betty Woods won by majority vote.
Crystal Estates – 1 year term	Dan Lasecki and Dave Wagner	Dave Wagner won by majority vote.

There is also a vacancy for Lakeview, which was missed on the slate mailed out to the members. The Board entertained the idea of the membership choosing a candidate in which the Board of Directors will vote in at the next regularly scheduled Board meeting. The vacancy will also be posted on our website. Debbie Pelmeare and Zack Devine expressed an interest in the position. Zack Devine stepped down.

## **UNFINISHED BUSINESS**

**Litigation:** We are awaiting our court date with the Court of Appeals, in the Lasecki Suit.

## **NEW BUSINESS**

A Motion and Second from the Board of Directors to revise the Bylaws as presented in the Annual Newsletter. Motion Carries unanimously.

A Motion and Second from the Board of Directors to have a special assessment of \$17.50 per lot to build a fund for dredging/aeration. 68 yeas, 38 nays. Motion Carries.

Members: Questions/concerns regarding voting and why only one vote when own more than one property.

Board: One vote per household regardless of how many lots you have. This voting method is what is used throughout our country. As a voter you are entitled to one vote regardless of how much property is owned or how much influence is had. Assessments/dues are assessed per property because there is value associated with each property. Members are assessed per lot regardless of whether or not they married them. That could only change by a change of the plat which would require 100% approval of all owners of that plat.

There has been a request by Mr. and Mrs. Tom Tuttle in regard to the community center: the Tuttles donated \$20,000 towards the new building and have since requested the return of their money. Ray Peterson Motioned to return the Tuttle's donation in the amount of \$20,000. Member Seconded. Discussion of the donation and funds spent on preparation of a community center. Motion to end discussion. Seconded. Motion Fails. Discussion continues.

Michael Halstead/Indian Hills: Don't think the office should be a dead issue.

Martin Seitz/Grand Point: Want to continue to move forward.

Call for vote on motion to return money. 14 yeas, 65 nays. Motion Fails.

Announced that Goose Round-Up is this Tuesday at 7am for the North Lake and 8am for the South Lake.

#### **OPEN FORUM**

Martin Seitz Motioned for the Board to proceed with the investigation of a new office at Father Richard Park and include a line item rationale. Jim Duwve Seconded. 28 yeas and 26 nays. Motion Carries.

Michael Leach/Cherry Park: Thanked the Board and JoAnn Colton for all her hard work as the Maintenance Chair.

Kathy Wagner/Royal Shores: Thanked the members that stayed at the meeting to vote on all the issues and thanked the Board for all their efforts.

Gloria Andrews/Lakeview: Thanked the Board and encouraged members to read the declaration of restrictions and know what you are voting for.

Meeting adjourned at 1:13pm.

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Michelle L. Gramm  
LLPOA Office Manager