

Lake LeAnn Property Owner's Association Meeting Minutes
Somerset Center Township Community Room, Somerset Center
October 22, 2008

Meeting was called to order by President Coyle at 7:00pm.

Roll Call: Martin Seitz, Nick Thomas, Scott Pickard, Bill Wehrwein, Lori Coyle, Rick Lobliner, Mike Leach, Maureen Butrico, Debbie Pelmeear, Betty Woods, Ross Flick, Cathy Longo, Marie Milbourne, Dave Wagner

Determination of quorum executed.

Guests as Signed: Fred Straub, Steven Lahr, Chuck Micallef, Zack Devine, Tom Tuttle, Janet Tuttle

Open Forum: Fred Straub/Westdale: Questioned the vote that was taken and passed to proceed with the investigation of a new office. It is against the bylaws to have vote taken if it was not posted 30 days in advance.

Scouten arrived at 7:01pm.

Board responded that the vote was taken and used as advisement for the Board. Board should clarify for members that when a vote is taken without the thirty day notice it is an advisement vote only.

Chuck Micallef/Cherry Park: Would like to have an aeration system in his channel.

Thomas responded that locations are determined by necessity. Lake Control is looking into solutions for your area.

Butrico Motioned to approve the agenda as presented. Pelmeear Seconded. Motion Carries.

Longo Motioned to approve the September 24, 2008 minutes as drafted. Seitz Seconded. Clarification on the minutes under office report that 168 lots is just a portion of the \$113,259.98. Motion Carries.

Financials were presented. Leach Motioned to approve the bills in the amount of \$29,876.60. Longo Seconded. Motion Carries.

Office Report: Newsletter was mailed and checks were issued to those donors that requested refunds. Working on preparing packets for the proposed changes to the deed restrictions and begin preparations for billing. Open invoices total \$110,407.73. Two member resolution forms were received this month.

Executive Committee: Owner of the courtesy lot in Evelyn Bay was found to have paid their dues this year, so boat stickers were issued as per procedure. The deed restriction packets are being finalized and the November Board meeting will include an informational training session for Board members.

Building Control: One project approved this month. Motion and Second from Committee to disqualify member # 25207 due to an unfinished exterior. BCC has contacted the member numerous times over the two year period to resolve this matter. Motion Carries. Issue with a lot in Royal Shores regarding possible boat storage and now there is a shed on the vacant lot. A letter was drafted to the member. BCC document that shadows rules and regulations guide is being worked on.

Lake Control: 2,800 walleye were stocked in the lakes on October 13th. Preparations being made for the aerator in LeMott Bay which includes volunteers clearing a portion of lot 102 in Grand Point, owned by LLPOA.

Maintenance: The trees were planted at the launch in Cherry Park. Continue to work on getting electrical to the barn. Committee discussed possible upgrade of the cameras at the launches instead of moving them. Committee recommends removing two mooring sites adjacent to the south lake swim area to enlarge the swim area, as it is the only one on the south lake. Board to table vote on removing sites until after a plan and costs are reviewed. Verifying prices for snow plowing. Boards were removed from the gates to accommodate members removing their boats. *Gramm will check motion by Board regarding the gate boards being removed from the gates.* Several issues have been brought up about the gates. Table the gate discussion until January.

Mooring: Permit has been obtained and the rocks have been delivered.

Old Business: The owners of the ski slalom submitted a member resolution as instructed at the last meeting. They are asking the Board to restrict the offender's lake access on the south lake. Board does not support restricting access to one lake, but does agree to write a letter to the offending member letting him know that we are aware of his activities and should the course be vandalized again he would lose lake privileges. Owners are prosecuting and it is an open case.

Courtesy lot and stickers previously discussed under Executive Committee.

The Tuttle did receive their prorated refund of the money donated towards the new office building. The Board discussed the project and the status remains on hold until such time as a Board member chooses to reopen the committee. The steps taken with regards to the money spent for the project were voted on to come from the Matt Tuttle Memorial Fund. The Board stands behind their decision of using those donated funds first and therefore prorating the refunds requested.

New Business: Motion and Second from the Lake Control Committee to install an aeration system in Baker Bay, which is at the extreme northwest end of the South Lake. An air line would also be run to an air station in Ballard's Cove. The special assessment is projected to raise enough money to cover both systems. Both systems projected costs are \$26,195. Motion Carries.

Leach excused at 8:16pm.

Coyle has spoken to the landlord, Brigham, of our office building regarding the lease. Brigham agreed to make the repairs to the building, but was unwilling to lower the rent any more than they already had. We are currently paying the same rate as we did in 2006. Board recommends signing the lease at the current rate with the stipulation that the repairs will be done. We added screens to the building and should be reimbursed for that cost. Find comparison rental rates in the area.

Future Agenda Items: Gate codes/gates to be discussed at the November meeting to give time for the office to inform our members.

Thomas Motioned to adjourn at 8:29pm. Butrico Seconded. Motion Carries.

Michelle L. Gramm, Office Manager
Approved January 28, 2009