

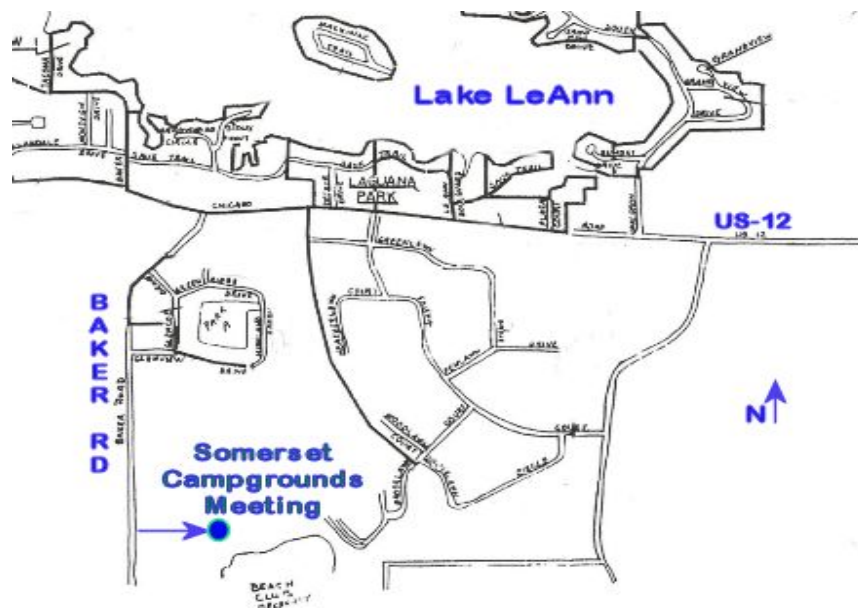
~~ANNUAL MEETING INSERT~~

ANNUAL MEETING INFORMATION

We are pleased to announce that this year's Annual Meeting will once again be held at the

SOMERSET BEACH CAMPGROUND

Please use the back entrance to the Campground:
US 12, turn South on Baker Rd., 3/4 mile down on the left.
We will have a sign at the gate entrance.



Please note that only **members in good standing** will be allowed to vote at the meeting.
No Exceptions.

All dues and fees must be paid by noon on Friday, June 12th

Again this year your Board of Directors would like to be prepared to address your issues or concerns. Please call the office or your subdivision director prior to the meeting with questions, concerns or issues that you would like addressed at the meeting. The appropriate board member will attempt to address it in their prepared comments at the meeting. Please call no later than the week preceding the meeting.

*Please join us for a BBQ following the conclusion of the meeting.
Your donations from 2014 were used to cover the cost associated with this lunch.
Donations today will fund the BBQ in 2016.*

LAKE LEANN PROPERTY OWNERS ASSOCIATION
Annual Meeting Tentative Agenda: June 13, 2015

- I. **CALL TO ORDER** – Pledge of Allegiance – President Ray York
- II. Roll Call and determination of quorum
- III. Announcements
- IV. Approval of June 14, 2014 Minutes

V. NEW BUSINESS

- A. Motions (See page 3 & 4 of this insert)

VI. COMMITTEE REPORTS

- A. Executive Committee – President Ray York
- B. Budget and Finance – Debbie Pelmeur / Chet Cromwell
- C. Lake Control – Bob Halstead
- D. Maintenance – David Johnson
- E. Mooring – Greg Milbourne
- F. Building Control – Kim Hass
- G. Rules & Regulations – Dan York

VI. ELECTION OF DIRECTORS

The following Director positions are available and will be elected at the 2013 Annual Meeting:

Lakeview	3 year term	Maquago Hills	1 year term
Westdale	3 year term	Laguana Park	1 year term
Plaza	3 year term	Highland Hills	2 year term
Crystal Estates	3 year term	Cherry Park	2 year term
Highland Green	3 year term		

VII. OLD BUSINESS

IX. OPEN FORUM

X. ADJOURNMENT

Board of Directors will be available to answer any additional questions or concerns.

NEW BUSINESS - MOTIONS FOR THE ANNUAL MEETING

We the undersigned members of the LLPOA Association move to change the LLPOA By-Laws **by a vote** at the annual meeting of June 2014, or 2015 to have the Building Control Committee report to the LLPOA Board (and)

- A Amend the status of the Building Control Committee (BCC) to that of a Standing Committee operating under the auspices of the full Board of Directors of the L.L.P.O.A.
- B Limit the scope of the B.C.C. authority to ensure compliance with current deed restrictions for each of the subdivisions managed by the L.L.P.O.A
- C As with other Standing Committees, cause the B.C.C. to perform their own administrative duties including but not limited to record keeping, data input, mailing and communication responsibilities, distribution of B.C.C. packets.
- D To eliminate the 1. B.C.C fee structure. 2. Issuance of LLPOA “building permits” for structures and associated fees for subsequent inspections of deed restrictions compliance. 3. Issuance of permits for dock & boat lift placement. (and)

The current by-laws will be amended in Article 9, Section A, (add) Paragraph 3, While the BCC is a Standing Committee the members of this Committee elect their own members as per the deed restrictions. (and) Section H, Building Control Committee (to reflect the following responsibilities of the B.C.C.)(and)

- A To review and approve or disapprove all structures that are proposed by Association members for conformance with Lake LeAnn Deed Restrictions
- B To uphold and work through the Board of Directors (B.O.D) to enforce deed restrictions and in cases of dispute or noncompliance seek the B.O.D guidance for remedies to violations or disputes as they arise.
- C To maintain records of all approved building plans and maintain an evidentiary trail where disputes occur.
- D The B.C.C. will be comprised of 3 members in good standing of the Association and pursuant to the Deed Restrictions, resignations or deaths will be replaced by selection by the remaining B.C.C. members
- E Two B.C.C. member signatures are required for approval of all building plans.
- F To evaluate and adjudicate issues involving structures, fences, docks, and boatlifts, in addition to permitting new docks, and boatlifts within the requirements of the applicable deed restrictions.

Motions from the LLPOA Board

Drawdown Motion for approval to drawdown the North Lake three feet, beginning October 1, 2016, and to refill no later than May 15, 2017.

2014 Fee Motion To rescind the 2014 tabled motion for fees and fines.

Fees & Fines Membership Motion tabled for one year at the 2014 Annual Meeting

We move to eliminate any LLPOA bylaw, rule or regulation that imposes any type of monetary expense to a member (such as a fee or fine), if the bylaw, rule or regulation was not approved by the LLPOA membership at an annual meeting. As part of this motion we move to approve the following new LLPOA bylaw. “The LLPOA board must have the approval of the LLPOA membership at an annual meeting to enact a bylaw, rule or regulation that imposes any type of monetary expense to a member (such as a fee or fine)”

2014 ANNUAL MEETING BYLAW MOTION – “Board bring something back next year.”

BOARD 2015 FEES & FINES MOTION

To require a majority vote of the members present at either an ANNUAL MEETING or SPECIAL MEETING before the following existing fees or charges may be raised except Non Sufficient Fund Bank Fees *. To require a majority vote of the members present at an ANNUAL MEETING or SPECIAL MEETING before fees or charges not currently in force as of this date 2015, can be created and levied on the membership.

STATEMENT OF FEES CURRENTLY IN FORCE

Mooring Fee	\$100.00
Mooring Site:	
Cleanup	\$40.00 per hour
Annual Storage Fee (Not water craft)	\$50.00
Late Dues Fee	\$3.00 per month
Real Estate Lien Fee	\$50.00 to place \$25.00 to remove
*Fee for NSF	\$10.00 - \$15.00
Replacement Fee	
Membership Card	\$25.00
Boat Sticker	\$10.00
Office Copy Fee	\$1.00 per page
BCC Fee:	
House, garage, carport, boat house, deck, Patio, porch, pole barn, gazebo, playhouse	\$75.00
Fencing, retaining wall	\$75.00
Dock	\$50.00
Shed	\$35.00
Reinstatement Fee	\$100.00

* NSF fees should be adjusted such that the member is charged an amount equal to the bank charge to the Association.

Annual Dues: \$125.00

Purchase of Island Lots Motions

Motion to authorize the LLPOA Board to purchase island lots on the south lake.

Motion to instruct the LLPOA Board to develop and initiate a plan to purchase lots 31 (all or part), 33, 34 and 35 of the Indian Hill 1 Subdivision. This motion further empowers the LLPOA Board to purchase these lots at a price of up to 110% of current market value. Provide status reports on these lots for years 2015, 2016, 2017 & 2018.

LAKE LEANN PROPERTY OWNERS ASSOCIATION
Annual Meeting Minutes
Somerset Beach Campground

June 14, 2014

Call to order by President Ray York at 10:00 am.

Roll Call: Jo Ann Colton/Grand Point, Debbie Pelmeur/Grand View, Marie Milbourne/Indian Hills, Dan York/Royal Shores, Lisa Pickard/Highland Hills, Mike Hoffbauer/Cherry Park, Ray York/Greenbriar, Rick Lobliner/Lakeview, David Johnson/Fairway Hills, Betty Woods/Westdale, Chet Cromwell/Plaza, Kim Hass/Laguana Park, Robert Stockton/Crystal Estates, Marty Seitz/Maquago Hills – not present; Highland Green-vacant

The audience consisted of 99 registered voters.

Mike Hoffbauer moved for the election of Directors to immediately follow new business. Dan York supported and the **motion carried** with 82 in favor.

Robert Stockton moved to approve the June 8, 2013 Annual Meeting Minutes as presented. Jo Ann Colton supported and the **motion carried** with all in favor.

NEW BUSINESS

Motion and second from 2012 Annual Membership Meeting to eliminate any LLPOA bylaw, rule or regulation that imposes any type of monetary expense to a member (such as a fee or fine) if the bylaw, rule or regulation was not approved by the LLPOA membership at an annual meeting. Also move to approve the following bylaw: The LLPOA Board must have the approval of the LLPOA Membership at an annual meeting to enact a bylaw, rule or regulation that imposes any type of monetary expense to a member (such as a fee or fine).

The motion returned to this year's meeting since it was not able to be voted on in 2012 for a lack of quorum and then not brought back to the membership at the 2013 Annual Meeting.

Tom LaPointe/Grand Point moved to table indefinitely. David Johnson supported.

To approve this motion would create a 42% deficit in the budget. Dues cannot change unless approved at an Annual Meeting. **Motion failed** with 5-yeyes, 74 nays.

Comments, questions and concerns raised by the members included what fees and fines would we lose that are 42%; the 2005 vote of the membership to raise the dues, but then voted that dues would not be increased again without membership approval; this motion gives teeth to the Board to enforce the rules by voted by the membership; you cannot undo what was done unless your motion specifically states that it goes back; the Board should have the ability to assess fees for those that are habitual rule breakers; there are several ways to interpret this rule, so table this motion and allow the Board to bring back something clearer.

Don Ohlemacher/Royal Shores moved to table this for one year and have the Board bring something back next year. Peter Stencel/Greenbriar supported.

Maureen Butrico/Greenbriar – Any new motion at an Annual Meeting is strictly an advisory vote because it was not in the 30 day notice sent to the membership. **Motion carried** with 85-yeyes, 6-nayes.

Motion and second from the membership to audit the LLPOA books every three years starting with the year 2013.

Debbie Pelmeur – An audit would be thousands of dollars whereas now we do a compilation for \$150.

We are on a cash basis, which means money in equals income and money out equals expense. Accrual accounting is more complicated. LLPOA used to do an old checkbook ledger accounting, then would

take that to the accountant to prepare the financial statements. Now we have QuickBooks which is an accounting package. Financial statements are taken to every board meeting for the Directors to review. They are the best auditors. We do monthly bank reconciliations. We are not worried about an audit just believe they are too costly.

Deb Spicer/Grand View – The Township does an audit every year and it is a little over \$4,000. The auditor spends three days in the Township going through the paperwork and payroll.

Ellen Ewing/Cherry Park – The Township is governmental and required to have an audit every year. We are a private lake association.

Jim Cash/Grand Point – An audit is to prevent fraud. We are bonded and insured.

Motion failed with 40-yeyes and 52-nayes.

Motion and second from the LLPOA Board to rescind the rule requiring septic tanks to be pumped at five year intervals, effective 2014.

Membership comments included having the tanks inspected and not pumped, unless it is needed upon inspection; \$50 a year to keep the lake in good shape is not asking too much; there are substantially more septic systems; Hillsdale County Health Department recommends pumping every 2-3 years, so every 5 is beyond the recommended standard, which is fair to keep our lakes clean.

Other members' comments included back lots should not be forced to pump, they have nothing to do with the quality of the lake; can we have a system to control based on use; you are the first to know if your tank is bad; this puts a burden on the south island members; should be more concerned with fertilizing lawns. **Motion passed** with 48-yeyes and 43-nayes.

Motion and second from the LLPOA Board of Directors to amend the Bylaws, Article VI, Section I to read, "all newly elected Directors are considered as effective Directors at the time of election at the Annual Meeting. Hence, the newly elected directors will be seated at the dais and their presence counted toward establishment of a quorum of nine at the next Board of Directors meeting. Outgoing Directors remain on the board until the beginning of the next scheduled board meeting and will continue with all assignments and facilitate a smooth transition to the new board." **Motion carried** with all in favor.

Motion and second from the LLPOA Board of Directors to sell the Crystal Lake lot known as lot 82 of the Supervisor's Plat of Crystal Lake. The lot is valued between \$25-30,000.

Motion carried with 67-yeyes and 3-nayes.

ELECTION OF DIRECTORS

The following slate was voted in uncontested:

Grand Point	Jo Ann Colton	3 years
Grand View	Debbie Pelmeur	3 years
Highland Hills	Harty Ausel	1 year
Cherry Park	Scott Pickard	1 year
Fairway Hills	David Johnson	3 years
Maquago Hills	Kim Hass	1 year
Laguana Park	Gary Grueneberg	1 year
Westdale	Betty Woods	1 year
Crystal Estates	Robert Stockton	1 year

All one year terms are due to the fact that those Directors do not own property in the subdivision in which they ran for.

Dan York moved to accept the above nominees with support from Jo Ann Colton. **Motion carried.**

COMMITTEE REPORTS

Social Committee:

Chair Jan Hoffbauer

Social events for this year include: July 4th boat parade and Smokin Steve's BBQ, September 20th golf outing, October 11th Oktoberfest, December 6th cookie exchange. More information about these events can be found on our web site.

Executive Committee:

President Ray York

Resolved all legal issues, established a legal subcommittee, updated and maintained the website, brought all member resolution forms up to date, the newsletter will now be published twice a year.

Budget & Finance Committee:

Chair Chet Cromwell

The committee sent out 44 certified letters to those members that had over \$1,000 in delinquent dues. Approximately 25% have responded favorably. Beginning legal action in small claims court. The next phase will be to send out letters to those members with \$500-\$1,000 in delinquent dues.

Treasurer Debbie Pelmeur:

2013 Income was \$263,191 and expenses were \$256,028. For 2014, the committee put together a balanced budget with income and expenses totaling \$246,500. A cash balance slide was prepared, showing a dip below the six month reserve balance due to paying off the loan on the office.

Lake Control:

Chair Lisa Pickard

Lake Treatment costs for 2013 were \$66,400. Some of the things you can do to help the lake are: rake leaves and yard waste and dispose of instead of burning, use phosphorus free lawn care and laundry products, use fertilizer once a year in the fall, do not dump leaves or weeds into the lake.

In 2013 LLPOA spent \$6,000 in fish stocking and in 2014, \$5,300 was spent on 4100 yellow perch. Please report what you are catching as well as what species you would like to be considered for stocking. Remember to clean your leaves and secure loose or light objects as this year we had two flower pots and a tree branch get caught in the dam gate allowing for leaves and weeds to gather and the overflow tube was full of oak leaves. This caused the water to rise. Lake levels are set by a court order. There is a summer level that starts on May 15th and winter level that starts on October 15th.

Last year we gathered 95 eggs in the nest destruction/egg removal and we rounded up 33 geese. This year we gathered 70 eggs in the nest destruction/egg removal.

Remember to follow all Michigan watercraft safety rules and laws.

Maintenance Committee

Chair Kim Hass

Pictures were shown of the work completed for the south launch parking area. Future projects include expanding parking areas at mooring sites, finalizing the south boat launch parking, installing sand at Cherry Park per the membership vote at the 2013 Annual Meeting, adding signs to the LLPOA south island lot.

Mooring Committee:

Chair Greg Milbourne

A seawall was added to Maquago Hills II, Outlot B off Sauk Trail. To date we have collected \$13,300 in mooring income.

Building Control Committee:

Liaison Kim Hass

All construction on a property requires BCC approval prior to the start of the construction activity. The committee has approved a new boat lift policy and Township approval is no longer required before submitting an application to the BCC.

The committee is currently looking for an advisor.

Rules and Regulations:

Chair Robert Stockton

The committee worked on Member Resolution Form issues and we are now 100% current; initiated a process by which the Rules and Regulations are reviewed and modified to ensure greater clarity in both the language and intent, such that they are both enforceable and designed to enhance the service to the membership. Need more help on the committee; it is only one evening a month for two hours.

OPEN FORUM

Scott Pickard/Indian Hills – Would like to look at the septic tank rule and have an inspection; if it needs to be pumped have it done.

Gary Spiegel/Grand Point – Inquired about the north basin drawdown.

Rob Londos/Lake Control Committee – Did a drawdown of the north basin in 1992. It exposes the shoreline to the weather and freezes, to kill things naturally. The committee is looking into seeing if we can do it or if we have to pay someone to do it. It would not happen this winter, but maybe in two years.
Ray York/President – It is just a proposal at this time. We want to keep members informed.

Robert Stockton moved to adjourn with support from Jo Ann Colton. **Motion carried** and the meeting adjourned at 12:26 pm.

Michelle L. Gramm, LLPOA Office Manager