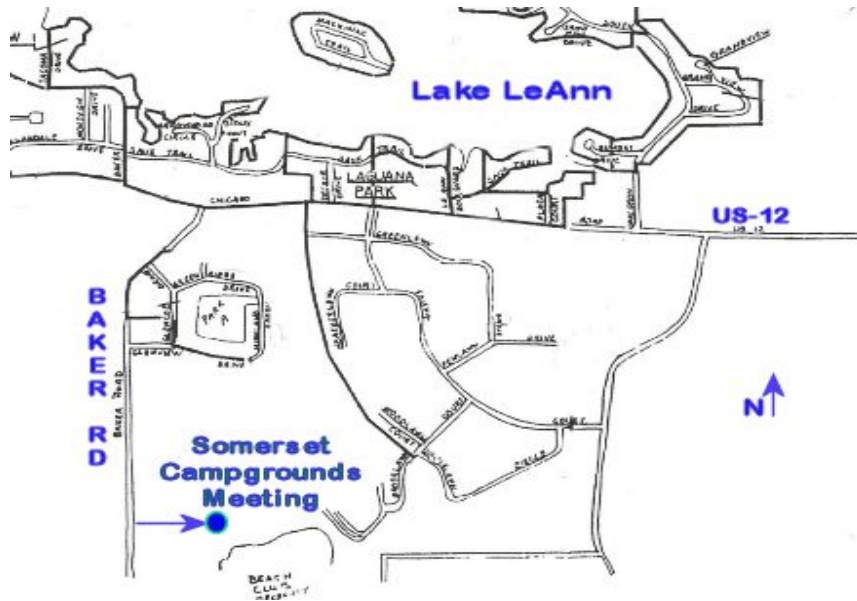


# ~~ANNUAL MEETING INSERT~~

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 8<sup>th</sup>\*

Again this year your Board of Directors would like to be prepared to address your concerns or issues. 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 2017 were used to cover the cost associated with this lunch.  
Donations at this year's meeting will fund the BBQ in 2019.*

**LAKE LEANN PROPERTY OWNERS ASSOCIATION**  
**Annual Meeting Tentative Agenda: June 9, 2018**

- I. **CALL TO ORDER** – Pledge of Allegiance –President Lori Coyle
  - II. **Roll Call** and determination of quorum
  - III. **Announcements** – Maureen Butrico
  - IV. **Approval** of June 10, 2017 Minutes (See page 4)
  - V. **NEW BUSINESS**
    - A. **Motions** (See page 3)
      - 1. Property Sale
      - 2. Fines
        - a. Watercraft without and with a valid LLPOA registration stickers
        - b. Damage to LLPOA Property
      - 3. LLPOA/BCC Agreement – Revised
      - 4. Retaining Walls
      - 5. Garage Definition
      - 6. Accessory Structure
      - 7. Structure Guidelines
- VI. **COMMITTEE REPORTS**
  - A. Executive Committee – President Lori Coyle
  - B. Budget and Finance – Chet Cromwell / Debbie Pelmear
  - C. Lake Control – Scott Pickard
  - D. Maintenance – Jo Ann Colton
  - E. Rules & Regulations – Tony Ciaramitaro
  - F. Mooring – Marie Milbourne
- VII. **ELECTION OF DIRECTORS**

The following Director positions are available and will be elected

Lakeview	3 year term	Laguana Park	2 year term
Westdale	3 year term	Highland Hills	2 year term
Plaza	3 year term		
Crystal Estates	3 year term		
Highland Green	3 year term		
- VIII. **OLD BUSINESS**
- IX. **OPEN FORUM**
- X. **ADJOURNMENT**

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

## **NEW BUSINESS - MOTIONS FOR THE ANNUAL MEETING**

### **Property Sale**

**Motion and second from the Board** that they shall be allowed to consider the sale of the residential LLPOA property on Baker Rd., known as Lots 177, 178 and 179 in Greenbriar Subdivision.

### **Rules and Regulations:**

#### **Membership Guide - 7. VIOLATION / ENFORCEMENT, C.**

##### **Currently reads:**

Authority to assess fines to members for watercraft on Lake LeAnn without proper LLPOA registration stickers.

Fines will be: ten (10) days after notification of unregistered watercraft and is unsolved \$25.00, additional \$25.00 fine for each (7) days until violation is resolved or the end of the current year boating season (November 15<sup>th</sup>)

##### **Motion and second from the Board:**

Authority to assess fines with or without proper LLPOA registration stickers.

1. For Watercraft without a valid LLPOA Sticker: Fines will be assessed ten (10) days after notification to any member of an unregistered watercraft and is unresolved \$25.00, an additional \$25.00 fine for each (7) days until violation is resolved or the end of the current year boating season (November 15<sup>th</sup>).
2. For watercraft with valid LLPOA Registration Sticker: Fines will be assessed ten (10) days after notification to any member with a valid LLPOA Watercraft Registration sticker who has been made a "member not in good standing" because the registered watercraft is moored illegally as defined by LLPOA Rules and Regulations, Membership Guide, Appendix – mooring sites: The initial fine will be \$25.00; plus an additional \$25.00 fine for each (7) days until the violation is resolved or the end of the current year boating season (November 15<sup>th</sup>).

##### **Motion and second from the Board:**

3) Damage to any LLPOA property including illegal removal of launch gate boards and/or tampering with gate equipment or security cameras.

Authority to assess fines to any member or authorized agent using the North or South Lake launch areas or other LLPOA properties, at which time, the member, authorized person or servicing company deliberately damages LLPOA property, including but not limited to the removal of the gate board or tampering with the gate mechanism and/or security cameras.

Ten (10) days after notification, a \$50 fine will be assessed to the member/boat owner after confirmation of the incident and positive identification of the person committing the violation. If a second violation is documented for the same or similar actions involving the same member or authorized agent an additional \$50 fine will be assessed and the BOD may elect to make the member a "member not in good standing".

## **LLPOA-BCC**

Motion and second by the Board to approve the revised LLPOA-BCC Agreement.

### **Building Guidelines:**

Motion and second by the Board to remove retaining walls from the Building Guidelines.

Motion and second by the Board that a structure larger than a 10x20 that is used to store car/truck(s) is considered a garage.

Motion and second by the Board that any deed restriction authorized accessory structure that is not a residence cannot exceed 24x36.

Motion and second by the Board to change the structure guidelines for needing BCC approval from 4x4x4 to 6x6x4H

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## **LAKE LEANN PROPERTY OWNERS ASSOCIATION**

### **Annual Meeting Minutes - DRAFT**

#### **Somerset Beach Campground**

**June 10, 2017**

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**Call to order** by President Harty Ausel at 10:00 am.

**Roll Call:** Jo Ann Colton/Grand Point, Debbie Pelmeur/Grand View, Laura Harris/Maquago Hills, Marie Milbourne/Indian Hills, Mike Leonard/Royal Shores, Scott Pickard/Highland Hills, Pam Spence/Cherry Park, Ray York/Greenbriar, Bob Halstead/Lakeview, David Johnson/Fairway Hills, Joe Esterly/Westdale, Chet Cromwell/Plaza, Harty Ausel/Laguana Park, Sue Holliger/Crystal Estates, Chris Hemry/Highland Green

The audience consisted of 151 registered voters.

**Gary Grueneberg/Grand Point moved** to approve the June 11, 2016 Annual Meeting Minutes as presented. Joyce Repasy/Fairway Hills supported and the **motion carried**.

### **NEW BUSINESS**

**Motion and second** from the LLPOA Board to revise the Bylaws: Article XI, Section C. Hunting. No hunting is permitted on or within Lake LeAnn's subdivision or on the waters of Lake LeAnn, except that which is approved by the Board and is permitted by Law. **Motion carried** with all in favor.

**Motion and second** from the LLPOA Board to revise the Bylaws: Article VIII, Association Officers, Section B. Selection. The Officers shall be elected by the Board of Directors at the next regularly scheduled Board of Directors meeting following the Annual Meeting of the membership. An Officer of the Association may not be a member of the Building Control Committee or an associate of any corporation, company, agency, business or other commercial enterprise or organization in conflict with the Association's purpose. A majority vote is required to be elected to office.

Questions and comments included the intent of this motion, why it singles out one committee, should not limit one's ability to sit on a committee. **Motion failed**.

**Motion and second through membership petition** that the Board of Directors and/or committees of the board cannot add additional mooring locations or mooring spots to current locations without a majority vote of our members at an annual or special meeting.

IN ADDITION: Current level of mooring sites/slips, 60 slips (or less) for the North Lake & 102 slips (or less) on the South Lake.

All slips have been rented for 2017 and we have 10 people on our waiting list. Various comments made including leave the number of slips/sites up to the mooring committee and Board, in favor of not limiting as long as it's within reason, mooring helps back lot sales which helps property values, membership should have say in what properties can be used for mooring, keep natural beauty of some lots. **Motion failed.**

**Motion and second through membership petition** for the LLPOA Board to honor and comply with the terms of the 2006 LLPOA/BCC Agreement. Changes can only be made by mutual agreement of the BCC and BOD and approved by the LLPOA membership.

Various past members spoke regarding the BCC. Several comments were heard including what is the BCC; why have it; BCC to perform functional responsibility of approving plans; BCC has been asked to consider additional items for approval; BCC over reaches; BCC not willing to meet and work with the Board; BCC is a separate organization; no complaints on the performance of the BCC; Board did not want to work with the BCC; BCC has a valid purpose to support the deed restrictions and maintain property values; the 2006 agreement had full approval of the Board and BCC; the agreement was terminated in January per the BCC, so it is invalid; would need to reinstate the agreement to honor. **Motion carried.**

**Motion and second through membership petition** that the 2015 BCC Guidelines be approved. Any changes to the Guidelines will require mutual agreement of the BCC and the LLPOA membership.

Guidelines were handed out to the membership; they have been used throughout the years; Township Board is working on ordinances and will enforce; guidelines changed by membership. Call for the vote. **Motion carried** with 49 ayes and 20 nays.

## **ITEMS FOR DISCUSSION**

### **Trailers**

Deed restrictions state no trailer or temporary structure. In 2009 there was a resolution by the Board allowing for boat trailers.

Members came forward with comments. Recommend the Board enforce the removal of trailers that can be occupied; one member was notified of their trailer and received a letter from the Board to remove the trailer within 15 days, how many other members have them, were they all sent letters also; Board does not go looking for violations, but if a MRF is submitted, they follow up; expect the deed restrictions to be upheld.

Another concern regarding heavy equipment, backhoes, trailers and business use of property; Board has offered to work with the Township to enforce; member commented that no one has been to talk to them about the situation; Director Pickard stated that he has talked to the property owner; one thing to have equipment to improve property, but how long will that take; equipment coming and going.

Institute a per diem fine on those that violate the restrictions; want to see our deed restriction enforced

**Survey Results** were reviewed.

**Committee reports** were distributed to the membership.

### **ELECTION OF DIRECTORS**

The following slate was voted in uncontested:

Grand Point	Jo Ann Colton	3 years
Grand View	Brad Bjorling	3 years
Cherry Park	Chris Hemry	3 years
Fairway Hills	David Johnson	3 years
Maquago Hills	Pam Spence	2 years
Royal Shores	Tony Ciaramitaro	2 years

The following Directors were elected to 1 year terms, serving in a subdivision they do not own property in.

Highland Hills	Scott Pickard and Lori Coyle	Pickard won by majority vote
Laguana Park	Maureen Butrico and Harty Ausel	Butrico won by majority vote
Lakeview	Lori Coyle	
Crystal Estates	Sue Holliger and Mike Leonard	Leonard won by majority vote
Highland Green	Debbie Pelmeear and Harty Ausel	Pelmeear won by majority vote

### **OLD BUSINESS**

#### **South Lake Island Lot**

Pictures of the erosion on the south lake island lot were shown. The Board is investigating the use of vegetation to stop erosion and save the lot.

Comments: why put up the wall; LLPOA issued a violation from the DEQ for the wall as it was a seawall and not a retaining wall; the wall was not put in above the high water mark, but the DEQ appreciated that we responded; we are losing 12 inches of sand a year; property owner's on either side have walls that are caving due to our lot eroding; seawalls require a permit, the contractor was to install in the wall 6 inches behind the high water mark; why are there boulders in front of the seawall.

#### **OPEN FORUM**

The following comments were made.

Should have an outside audit done every 2 years; character assignments towards other Board members, why did the President and both Vice Presidents lock out the Secretary from the office;

**Lisa Pickard moved** to adjourn with support from Ray York. **Motion carried** and the meeting adjourned at 1:19 pm.

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Michelle L. Gramm, LLPOA Office Manager