

Call to order by President Lori Coyle at 10:00 am.

Roll Call: Jo Ann Colton/Grand Point, Brad Bjorling/Grand View, Pam Spence/Maquago Hills, Marie Milbourne/Indian Hills, Tony Ciaramitaro/Royal Shores, Scott Pickard/Highland Hills, Chris Hemry/Cherry Park, Ray York/Greenbriar, Lori Coyle/Lakeview, Joe Esterly/Westdale, Chet Cromwell/Plaza, Maureen Butrico/Laguana Park, Mike Leonard/Crystal Estates, Deb Pelmeur/Highland Green

The audience consisted of 98 registered voters.

Ray York/Greenbriar moved to approve the June 10, 2017 Annual Meeting Minutes as presented. Chet Cromwell/Plaza supported and the **motion carried**.

NEW BUSINESS

Motion and second from the LLPOA 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. These are waterfront lots not used by LLPOA, however, the mooring committee was looking at adding mooring slips here. Member comments included: LLPOA does not need the money, this property was deeded to us in 1971, neighbors next to the lots stated there is a lot of erosion to these properties and that land can't be reclaimed, if permission is given would they be sold immediately, neighbors want to purchase. **Motion failed** with 37-ayes and 54-nays.

Motion and second from the Board to give 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 15th).
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 15th).

Motion carried with 89-ayes and 0 nays.

Motion and second from the Board that 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".

Comments included that the gates aren't always working and no one is at the office to help, so only alternative is to remove the board. **Motion carried** unanimously.

Motion and second from the Board to approve the revised LLPOA-BCC Agreement (attached). **Motion carried.**

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

Motion and second from the Board that a structure larger than a 10x20 that is used to store car/truck(s) is considered a garage.
Clarification that if a structure is 10x20, but without an overhead door than it is not a garage. **Motion carried.**

Motion and second from the Board that any deed restriction authorized accessory structure that is not a residence cannot exceed 24x36.
Comments included that currently there is no size limit, does the Township have a building code of square footage. Member came forward who had put up a 30x40 pole barn and believed this motion was regarding his structure. **Motion carried** with 54-eyes and 26-nays.

Motion and second from the Board to change the structure guidelines for needing BCC approval from 4x4x4 to 6x6x4H.
Member comments: why 4 foot high, BCC is open to changes and is willing to look at suggestions, over 4 foot high could possibly block the view to the lake. **Motion carried.**

COMMITTEE REPORTS

Executive Committee: President Coyle stated that the committees are the work horse of the organization. This has been a very productive Board. Coyle introduced each Director and outlines their contributions. Advised that there is an issue of blight within the Association, but we do not have any rules, bylaws regarding blight and the Township does not have an ordinance pertaining to Blight. LLPOA has a petition requesting a blight ordinance from the Township. Members were asked to sign.

Budget & Finance: Cromwell gave an overview of the collections. \$141,000 has been collected, \$23,000 owed but on payment plans and \$78,000 additional to collect.
Pelmeur stated that all work is done on QuickBooks, monthly bank reconciliations are done and the financial reports are on the web site.

Lake Control: Pickard informed the members that the Association had changed lake treatment companies this year. If we treat the same each year we will get the same results. Comments ensued: the north lake looks bad, it was treated light so as not to have a fish kill, what was wrong with the previous company, the new company gives us a strategy instead of just treating and has up-to-date technology; complaints of weeds to the surface already, never seeing the north lake so bad, need notices posted, need more than a spot treat. Halstead requested for members to keep reporting concerns along with dates and keep sending pictures.

Maintenance: The committee has placed a dog waste station in Cherry Park and if that is successful they will continue it in other parks. We have a real problem with the portable toilets and people putting garbage in them. Question was asked as to why we don't have garbage cans in our parks. Member stated that Cedar Court Park has rebar sticking out of the railroad ties.

Rules and Regulations: The initial goals of 2017-18 have been met: recommend change to impose fines, blight control, and impose fines of damage to LLPOA property. Report to the office any damage to LLPOA property. Address Michigan boating laws with members. 2018-19 goals are to continue to work with the members to assure compliance of Bylaws and Rules and Regulations.

Trailer Committee: The committee looked at the deed restrictions, case law and LLPOA policy and concluded that we will continue with the current policy as to continue to address as complaints are brought forward. This has been determined as the best way to control. Watercraft trailers and open trailers are excluded.

Mooring: The committee has performed general maintenance of sites and is currently at a standstill. They are working on a policy to issue refunds if there is a member is on the waiting list. Will issue ½ refund then offer that slip to someone else who will pay full price for the slip.

Building Control: The committee appreciates your input. The BCC works with you.

ELECTION OF DIRECTORS

The following slate was voted in uncontested:

Highland Hills	Pierre Goovaerts	2 years
Plaza	Chet Cromwell	3 years
Highland Green	Namrata Carolan	3 years

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

Westdale	Mike Leonard	
Laguana Park	Maureen Butrico	
Lakeview	Lori Coyle and Maxwell Belknap	Maxwell Belknap won by majority vote
Crystal Estates	Bob Halstead	

There is 1 open position in Fairway Hills that will be voted on at the next regular Board meeting, since notice wasn't given in the annual newsletter (30 day notice required per the Bylaws).

OPEN FORUM

The following comments were made.

Main entrance at LeAnn Boulevard used to have a light on the sign, it is hard to see; Grand Point subdivision sign needs repair, subdivisions take care of their own signs; construction vehicles, state of property is causing property values to decrease, sign the petition for blight.

Meeting adjourned at 12:10 pm.

Michelle L. Gramm, LLPOA Office Manager