

~~ANNUAL MEETING INSERT~~

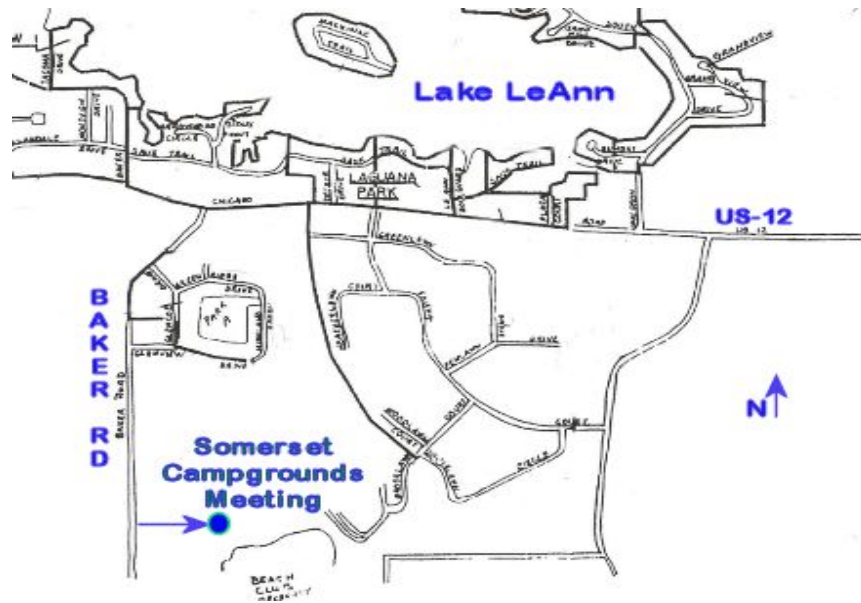
We are pleased to announce that this year's Annual Meeting will once again be held at the

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 10th

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 2015 were used to cover the cost associated with this lunch.
Donations today will fund the BBQ in 2017.*

LAKE LEANN PROPERTY OWNERS ASSOCIATION
Annual Meeting Tentative Agenda: June 11, 2016

- I. **CALL TO ORDER** – Pledge of Allegiance – Acting President Harty Ausel
- II. Roll Call and determination of quorum
- III. Announcements
- IV. Approval of June 13, 2015 Minutes

V. NEW BUSINESS

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

VI. COMMITTEE REPORTS

- A. Executive Committee – Acting President Harty Ausel
- B. Budget and Finance – Debbie Pelmeur / Chet Cromwell
- C. Lake Control – Bob Halstead
- D. Maintenance – David Johnson
- E. Mooring – Greg Milbourne
- F. Rules & Regulations – Laura Harris
- G. Building Control – Kim Utterback

VI. ELECTION OF DIRECTORS

The following Director positions are available and will be elected

Maquago Hills	3 year term	Lakeview	2 year term
Indian Hills	3 year term	Westdale	2 year term
Royal Shores	3 year term	Crystal Estates	2 year term
Greenbriar	3 year term	Highland Green	2 year term
Laguana Park	3 year term	Highland Hills	1 year term
		Cherry Park	1 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

1. **Motion and second from the Board** to sell the LLPOA lot on Little Mackinaw Island on the south lake (Indian Hills I, lot 32).

The lot continues to erode causing adjacent lot erosion and a hazard/liability at the top of the hill. Cost to remedy the liability and safety hazards are estimated to be \$40,000 plus.

2. **Motion and second from the Board** to correct the Bylaws Article VII, D (1) The order of business at the Annual Meeting of the members shall be as follows, and this order of business may **not** be changed:

Current By-Law: The order of business at the Annual Meeting of the members shall be as follows provided and that this order of business may be changed by the Chairperson or by a majority vote of the members present:

3. **Motion and second from the Board** to sell lot 65 in the Grand View Subdivision.
 - o A neighbor to Lot 65 has made an offer to purchase for \$3000, with no intent to build.
 - o Lot would be listed for no less than \$3000 through Andrews Inc. Gloria Andrews as agent, who also sold Crystal Lake lot for the LLPOA.
 - o Lot 65 is deeded as a Park. This designation will be removed in order to sell the lot; current property tax is approximately \$18.00/year.
 - o Lot is not Perch Lake lakefront and is on a dirt road. No lake access to Perch Lake.



4. **Motion and second from the Board** to give authority to assess fines to members for watercraft on Lake LeAnn without proper LLPOA registration sticker.

Fines would be: ten (10) days after notification of unregistered watercraft and is unresolved \$25.00; additional \$25.00 fine for each seven (7) days until violation is resolved or the end of the current year boating season (November 15th).

**LAKE LEANN PROPERTY OWNERS ASSOCIATION
Annual Meeting Minutes - DRAFT
Somerset Beach Campground**

June 13, 2015

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, Harty Ausel/Highland Hills, Scott Pickard/Cherry Park, Ray York/Greenbriar, Rick Lobliner/Lakeview, David Johnson/Fairway Hills, Chet Cromwell/Plaza, Gary Grueneberg/Laguana Park, Sue Holliger/Crystal Estates, Bob Halstead/Highland Green
Westdale-vacant

The audience consisted of 99 registered voters.

President R York thanked the Directors for their work on the Board and on the committees.

Joyce Repasy moved to approve the June 14, 2014 Annual Meeting Minutes as presented. Rob Londos supported and the **motion carried** with all in favor.

NEW BUSINESS

Motion and second from the membership to change the LLPOA By-Laws 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.

Attorney Baither gave an overview of the working relationship between the BCC and the LLPOA Board as well as how the BCC was set up. The BCC was created by the Lake LeAnn Development Company through the deed restrictions. The Development Company would appoint the three members of the BCC and then any vacancy after that would be filled by the vote of the remaining BCC members. This created a self-perpetuating

committee. This motion to make the BCC a standing committee would have no legal effect. The only way to change, amend or abolish the BCC is to amend the declaration of restrictions of each subdivision.

Scott Pickard clarified that the only way to change the BCC is to amend the restrictions with a majority vote within each subdivision.

D York questioned where the Association wanted to go with this. These three people have no oversight. We own the Association. We should have a binding appeals process.

Attorney Baither reiterated that the LLPOA has no legal power on its own ability to bring the BCC under its control. The only way to change the structure is through amending the deed restrictions.

The BCC is an unincorporated association. They cannot force LLPOA to enforce their decisions.

Several membership comments included can we have a committee that oversees the BCC, why not have the BCC incorporate, if the BCC dissolved then could LLPOA create their own BCC.

Answers included we have an advisory committee to work with the BCC, we have a liaison from the Board to work with the BCC, not incorporating is not an issue if someone sued the BCC they would be suing the three individuals, if the BCC dissolved we believe the LLPOA would appoint three new members and the committee would then carry on as a self-perpetuating committee.

Motion failed with 22 yeas and 57 nays.

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

Motion carried with 50 yeas and 13 nays.

Motion and second from the LLPOA Board to rescind the 2014 tabled motion for fees and fines.

Don Ohlemacher/Royal Shores stated that the Board was asked to put together a motion for the membership to vote on.

Board's motion is for the fees to stay as they are and then going forward any change would need to be approved by the membership.

Motion carried with all in favor.

Motion and second from the Board 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.

Motion carried with all in favor.

Motion and second from the membership 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 100% of current market value. Provide status reports on these lots for years 2015, 2016, 2017 & 2018.

The Board received notice from some of the current adjacent lot owners that they were concerned about their lots being mentioned for purchase when they are not up for sale. Some of them have no intention of selling.

D York stated this is a suggestion to an ongoing problem. We don't seem to have a solution to this problem, issue. Possibly sell some lots to invest in lots on the island.

Membership comments included the original developers put that in as a R! so the intention was not to be used as a park, would like the money to be used for water quality,

Motion failed with 21 yeas and 68 nays.

COMMITTEE REPORTS

Social Committee:

Chair Jan Hoffbauer

Social events for this year include: July 4th boat parade and Smokin Steve's BBQ at the north lake, September 19th golf outing, October 10th Oktoberfest. More information about these events can be found on our web site. Jan is stepping down as chair of the social committee, looking for a new volunteer.

Budget & Finance Committee:

Chair Chet Cromwell.

A year and a half ago we started a program to collect delinquent dues. We sent out 118 registered letters, we've collected \$41,313 with \$27,392 on payment plans.

Budgeted income for 2014 was \$246,650 and we collected \$314,623. We collected more on mooring than we budgeted and the majority of the other income is the sale of the Crystal Lake lot.

Expense side we budgeted \$246,650 and spent \$261,000. Mooring did a fairly large retaining wall.

For the 2015 year the Board approved a balanced budget. We are on target for our budget.

Lake Control:

Chair Bob Halstead

PLM has been our lake treatment company since 2004. We spend about \$68,000 a year to treat the lakes.

A slide of things we can all do to help the water quality was shown. These items have been in newsletters and handouts.

We spend about \$5,500 on fish stocking. We have \$6,000 in the budget. We take recommendations from the DNR and from members. This year we will stock Black Crappie.

Goose Round-Up and nest destruction numbers were given to the membership. June 25th will be the round up date. Please sign up in the back or contact the office.

Remember to follow all Michigan watercraft safety rules and laws.

Maintenance Committee

Chair David Johnson

The first commitment is to maintain the parks, LLPOA property and equipment that we all share. The committees are volunteers working together. With input from the membership, we prioritize according to the needs and funding, to improve as much as possible.

2014 projects included changing the parking at the south boat launch. Sand was installed at Cherry Park per the 2013 membership vote. Signs were added to the south island LLPOA lot. Future project is Waldron Road Park

as it is always saturated. Cedar Court and Baker Road parks will be getting a lift of sand. The committee has contracted with an electrician to get the south gate up and running.

Maintenance picks up the leaves and weeds that come out of the lake as a courtesy for the members, but we will not pick up yard waste.

Mooring Committee:

Chair Greg Milbourne/Marie Milbourne

A review of all the mooring seawall projects that have been completed. Each area will be spruced up this year as well as signs being posted at each location. Average collection is about \$12,000 a year.

Building Control Committee:

Liaison Kim Hass

The BCC was established by the deed restrictions. They are responsible to make sure that projects follow the deed restrictions. The committee has been working to streamline the project to get them back to the members faster.

The committee is working with the Township so members can submit their projects to the Township and the BCC simultaneously. Also, looking to work with them to eliminate one of the inspections and will then petition the Board to lower the fees.

The committee is currently looking for an advisor.

ELECTION OF DIRECTORS

The following slate was voted in uncontested:

Lakeview	Robert Halstead	1 year
Westdale	Kim Hass	1 year
Plaza	Chet Cromwell	3 years
Crystal Estates	Sue Holliger	1 year
Highland Green	Gary Grueneberg	1 year
Highland Hills	Joyce Repasy	1 year
Cherry Park	Scott Pickard	1 year
Maquago Hills	Laura Harris	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.**

Since no one volunteered to run for Laguana Park the Board will post the vacancy and vote on the Director at the June Board of Directors Meeting.

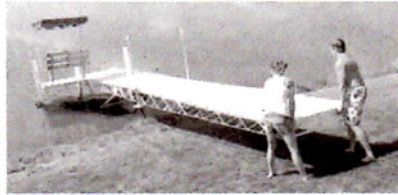
OPEN FORUM

Mike Leonard/Plaza – Recommends that the BCC establish themselves as a LLC.

Kiss Hass moved to adjourn with support from Scott Pickard. **Motion carried** and the meeting adjourned at 11:58 pm.

Michelle L. Gramm, LLPOA Office Manager

Hewitt **Roll-A-Dock™**



Lakefront Solutions

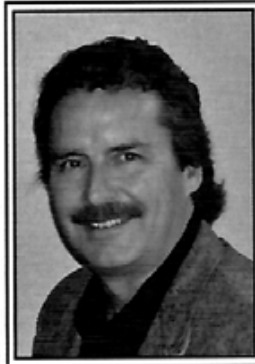
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