

~~ANNUAL MEETING INSERT~~

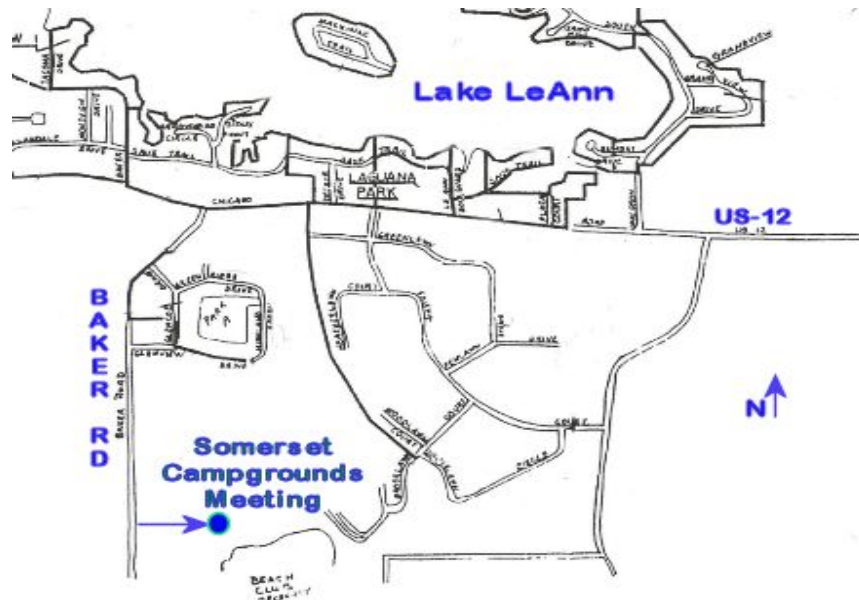
We are pleased to announce that this year's Annual Meeting will once again be held at the

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 9th

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 2016 were used to cover the cost associated with this lunch.
Donations today will fund the BBQ in 2018.*

LAKE LEANN PROPERTY OWNERS ASSOCIATION
Annual Meeting Tentative Agenda: June 10, 2017

- I. **CALL TO ORDER** – Pledge of Allegiance –President Harty Ausel
- II. **Roll Call** and determination of quorum
- III. **Announcements**
- IV. **Approval** of June 11, 2016 Minutes (See page 4)

V. **NEW BUSINESS**

- A. Motions (See page 3)
 - 1. Hunting
 - 2. Officer Selection
 - 3. Mooring Sites
 - 4. LLPOA/BCC Agreement
 - 5. 2015 BCC Guidelines
- B. Items for Discussion
 - 1. BCC
 - 2. Trailers/RVs
 - 3. Results of 2016 Survey

VI. **COMMITTEE REPORTS (Handouts @ the Meeting)**

- A. Executive Committee – President Harty Ausel
- B. Budget and Finance – Chet Cromwell / Debbie Pelmear
- C. Lake Control – Bob Halstead
- D. Maintenance – Sue Holliger
- E. Mooring – Greg Milbourne
- F. Rules & Regulations – Laura Harris

VII. **ELECTION OF DIRECTORS**

The following Director positions are available and will be elected

Grand Point	3 year term	Maquago Hills	2 year term
Grand View	3 year term	Royal Shores	2 year term
Highland Hills	3 year term	Laguana Park	2 year term
Cherry Park	3 year term	Lakeview	1 year term
Fairway Hills	3 year term	Crystal Estates	1 year term
		Highland Green	1 year term

VIII. **OLD BUSINESS**

- A. South Lake Island Lot Status

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

Our Bylaws prohibit hunting of any kind on or within Lake LeAnn waters or subdivisions. This does not allow for the goose roundup, muskrat trapping, or elimination of nuisance animals on one's property.

Bylaw Article XI, Section C. Hunting.

Currently reads:

NO HUNTING is permitted on or within Lake LeAnn's subdivisions or on the waters of Lake LeAnn.

Motion and second from the Board:

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.

Bylaw Article VIII, Association Officers, Section B. Selection.

Currently reads:

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. A majority vote is required to be elected to office.

Motion and second by the Board:

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.

MOTIONS FROM THE MEMBERSHIP, through a petition

- We move 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.

- Move 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.
- Move that the 2015 BCC Guidelines be approved. Any changes to the Guidelines will require mutual agreement of the BCC and the LLPOA membership.

LAKE LEANN PROPERTY OWNERS ASSOCIATION**Annual Meeting Minutes****Somerset Beach Campground****June 11, 2016****Call to order** by Acting President Harty Ausel at 10:02 am.

Roll Call: Jo Ann Colton/Grand Point, Debbie Pelmeur/Grand View, Laura Harris/Maquago Hills, Marie Milbourne/Indian Hills, Dan York/Royal Shores, Joyce Repasy/Highland Hills, Scott Pickard/Cherry Park, Ray York/Greenbriar, Bob Halstead/Lakeview, David Johnson/Fairway Hills, Kim Utterback/Westdale, Chet Cromwell/Plaza, Harty Ausel/Laguana Park, Sue Holliger/Crystal Estates, Chris Henry/Highland Green

The audience consisted of 160 registered voters.

Tom LaPointe/Royal Shores moved to approve the June 13, 2015 Annual Meeting Minutes as presented. Don Knapp/Indian Hills supported and the **motion carried** with all in favor.

NEW BUSINESS

Motion and second from the LLPOA 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 that this order of business may **NOT** be changed. **Motion carried** with all in favor.

Motion and second from the LLPOA Board to sell lot 65 in the Grand View subdivision.

A neighbor of the lot made an offer to purchase for \$3,000, with no intent to build. Lot 65 is deeded as a park, but this designation would be removed in order to sell. Taxes on the lot are approximately \$18/year. Several members commented that LLPOA cannot sell a park. The deed needs to be changed first, before selling. Dan York informed the members that LLPOA sold a lot on Crystal Lake two years ago. It was also noted that proceeds from the sale of the lot will go into a separate fund, not in the general fund. **Motion failed** with several opposed.

Motion and second from the LLPOA 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).

Security found over 20% of boats in non-compliance. The fine would be assessed to the member that allows the watercraft on the water. **Motion carried** with 1 opposed – Dan York.

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 \$33,000 plus.

Members' comments included: backfill what we have; take the money needed to fix the island lot and make a location on the mainland on the south lake; look into other options to save the lot and bring those back next year; don't recommend doing a rock wall as they require lots of maintenance; develop a beach area then tier the lot back, 3ft in height; concern of the children swinging from trees and digging tunnels, what

liability are we putting on the association; spend the money on the mainland for all to enjoy, not just those that have a boat on the south lake; it is not a park; do the project in phases.

Motion failed with 41 in favor and over 58 opposed.

COMMITTEE REPORTS

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 \$59,486 with \$28,744 on payment plans, leaving a balance to collect of \$38,610. Thank you for paying your dues.

Budgeted income for 2015 was \$253,875 and we collected \$292,586. We collected more on mooring than we budgeted and the majority of the other income is the work of collections.

Expense side we budgeted \$253,875 and spent \$271,302.

For the 2016, 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. They provided a comprehensive report that covers water quality. The nitrate levels have remained below the high limit on both lakes. The phosphates level is generally in the acceptable range with the exception of late summer 2011.

The plan for fish stocking consists of small mouth bass for 2016, largemouth bass for 2017, northern pike for 2018 and walleye in 2019. Please report to the office what you are catching, species, size and what basin. This assists the committee in planning.

Goose Round-Up will not be done this year due to not receiving a permit from the DNR. They will not issue a goose round-up permit without us conducting a nest destruction first.

The committee is preparing for the north lake drawdown this winter. The process will start October 1, 2016 and will be completed by May 15, 2017. Information will be provided on our web site, our Facebook page and a flyer in the office.

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.

Waldron Road Park has been completed, making it a much drier and more usable park. Cherry Park parking area has been painted. Upcoming projects include adding sand at Baker Road and Cedar Court Parks and painting playground equipment.

The dam is private property and does NOT belong to LLPOA!

Reminders, pick up after your dogs as they are your responsibility.

The next major project for maintenance will be the south launch, phase 2: replacing the pavement for the turnaround in front of the south launch ramp with concrete.

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 \$12,366 a year.

Slides with pictures were shown of NL3 with the new seawall and poles as well as at the south launch showing new poles and solar lights. SL2 location has been reopened.

Rules and Regulations Committee:

Chair Laura Harris

The committee has reviewed and revised the Rules & Regulations membership guide to be in alignment with the Bylaws, as well as reformatting and removing redundancies, thus making it easier to read.

Building Control Committee:

Liaison Kim Utterback

The BCC was established by the deed restrictions. They are responsible to make sure that projects follow the deed restrictions.

The results of the 2015 BCC Survey were presented to the membership along with the questionnaire comments, most were very positive.

Kim was presented with a certificate from the BCC for service on the BCC.

ELECTION OF DIRECTORS

The following slate was voted in uncontested:

Maquago Hills	Laura Harris	1 year
Indian Hills	Marie Milbourne	3 years
Royal Shores	Dan York	3 years
Greenbriar	Ray York	3 years
Laguana Park	Harty Ausel	1 year
Lakeview	Bob Halstead	1 year
Westdale	Joe Esterly	2 years
Crystal Estates	Sue Holliger	1 year
Highland Green	Chris Henry	1 year
Highland Hills	Scott Pickard	1 year
Cherry Park	Adrienne Cognata	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.**

OPEN FORUM

The following comments were made.

LLPOA should take care of mooring sites/outlots – cleaning debris, lake weeds, etc; mooring should not take up the entire footage of the park or association lot; Why don't members get a vote for each lot?; specify parliamentary procedure and have a parliamentarian; need more sand at Baker Road Park, rocky bottom; can we do anything with the sunken islands, such as bring sand in and make it more enjoyable for island overflow; request for garbage cans in parks; request for a portable toilet in Royal Shores/Evelyn Bay; need buoys in all bays to mark "No Wake"; Bar code/scanner for boats to gain launch access; can we treat lily pads; clear other small island in south lake for member use; have suggested times to mow; complaint regarding bright lights shining in other people's houses

Chris Henry moved to adjourn with support from Scott Pickard. **Motion carried** and the meeting adjourned at 12:35 pm.

Michelle L. Gramm, LLPOA Office Manager