

Call To Order by President Matt Tuttle at 10:10 a.m.

Roll Call: Present: President Matt Tuttle; Vice President Steve Wixson; Secretary Maureen Butrico; Treasurer Theresa Gray; Directors Marty Hall, Jean York, Liz Erven, Bill Wehrwein, Lori Coyle, Ron MacRitchie, Rick Lobliner, Bob Canning, JoAnn Colton

The audience consisted of **233 registered voters**.

Recorder: Michelle Gramm

Employees: Jerry Walker & Mae Horrigan

Determination of Quorum executed.

Pam Beck/Highland Green corrected minutes from last year. Pam did not transcribe the minutes. (Note: she did record them, and her notes were used to transcribe minutes prior to distribution, but she did not transcribe them). Other members from the audience running for vacant positions were not listed in minutes including but not limited to B.Vozenilek. No record of the number of votes for the adoption of the By-Laws was noted (Note: exact number is not available, however the count was determined to be sufficient for the adoption of the by-laws by the members and Board of Directors), F. Paterson was member who raised question of Parliamentary Procedure concerning number of members needed to vote on Bylaws. Ben Tackett **motioned** to accept corrections and minutes as presented. **Seconded** by Jose Flores. Motion **Passed**.

COMMITTEE REPORTS – Standing Committees

Executive: Matt Tuttle, President reported:

- Planned first Strategic Planning Session to guide committee and board work for past year
- Completed job descriptions for office staff, revised and implemented payroll policy and office security policy
- Revised and implemented an improved web-site that is constantly being updated and will include minutes of meetings, newsletters etc.
- Board voted to accept recommendations of Township Ad Hoc Sewer Committee and submitted written letter of support to Township stating sewers would be in the best interest of members and lake water quality
- Appointed Township Liaison from LLPOA

Budget and Finance: Jerry Walker, Controller reported: See Report. Member questions & comments: What is being done for uncollected dues? Member requested to show expenses against the budget. M. Tuttle asked for members to hold questions until after the Treasurer's report as their questions should be answered.

Theresa Gray, Treasurer, visual presentation and reported that we have been eroding our reserve fund to meet operating costs and 4 of the past 5 years have been in deficit. Based on our current budget, if dues remained at \$75 we would have deficit of \$63,040 this year. With the current fee of \$125 minus budget shortage, members not paying & courtesy lots the increase yielded \$17,615 to re-build the reserves. At this rate, all things remaining the same, it would take 7 or more years to rebuild our reserves. If everyone paid their annual fee, the six-month reserve could be reached in less than 3 years. This year's unpaid assessments total \$25,720. Additional \$7,080 are funds delinquent for 2 years and \$47,840 are delinquent over 2 years.

Member concerns:

Ron Schuster/Royal Shores - What were courtesy lots?

Board Response: Those that do not have to pay.

Donna Black/Fairway Hills – Why should good members have to pay for those who don't pay?

Board Response: Current board is committed to take delinquent members to court or get liens put on properties. Talked about liens 35 years ago, but no follow through.

Anita Flores/Cherry Park – Support fee increase, but upset with no vote or notification.

Board Response: Notice was given in billing notice, with letter from President and reasons.

M. Tuttle: Will re-address why no emergency meeting was held during Open Forum.

Lake Control: Bob Canning, Chairman reported:

- Professional Lake Management has been with us for 3 years. Andy is here to field questions at the end.
- We committed to \$77,340 to take care of the problems of the lake this year in order to have excellent water quality
- \$6,000 to stock the lake, will put in Perch in the fall.
- Board approved a lake quality study by a professional company who will study the lake and identify problems and more importantly give us recommendations on how to correct and prevent problems. They will educate the association and members on how we can assist with further and continued testing.
- Courtesy guards have been working weekends since Memorial Day.
- Concerned with those not abiding by the “no wake” zones; need to get a name, LLPOA sticker # or MC # and report it to the office.

Member questions:

Deb Spicer/Grand View – Why budget \$16,000 for lake study when the township is doing a study?

Board Response: M. Butrico: The feasibility study will address issues that relate to the need or lack thereof of sewers, our study would study many additional things including a study of the lake bottom and more importantly they would give us action steps/recommendations on how we could improve. We will coordinate our efforts with the township to avoid any duplicative issues.

Andrea Gierhart/Royal Shores – What are we doing with the study after it comes back?

Board: Posting it on the web-site and in the office to view the results and then taking action to follow the recommendations to the best of our ability.

Maintenance: Lori Coyle, Chairperson, reported:

- Budgeted items include: repair & maintenance of property, outlots, parks, mowing contracts, up keep of playgrounds, Lee King’s wages.
- This years budget \$30,350.00, majority on mowing contract.
- Received 16 mowing bids ranging from \$10,000 - \$60,000, only 3 fit our budget.
- Company is Outdoor Advantage for \$11,950. There have been concerns with mowing & we are looking into whether we need to switch mowers.
- Recommended some lots to go back to natural state if not utilized or if not safe.
- Spending a lot of money on vandalism in Cherry Park and must take measures to stop this.
- Lee King & volunteers built the dock at the south lake launch for less than \$300 and he repaired the dock on the north lake.

Rules & Regulations: Jeannie York, Chairperson reported:

- A working membership guide, which reflects our needs & conditions; was completed this year and is available on the web-site and at the LLPOA Office.
- Had procedures approved to notify members when in noncompliance
- Reviewed & approved the changes to the Bylaws at the 2004 Annual Meeting.
- Will establish goals for next year.

Building Control: Rick Lobliner, Chairman reported:

- Announced that the members of the BCC are Dave Luke and Bill Stuardt. Ron MacRitchie and Liz Erven are on the advisory committee. See BCC Report.

Member concerns:

- North Lakeside – house in process of construction for 12 years, weeds all around.
- House around corner is abandoned.

Election of Directors:

Nominations were accepted for the **Election of Directors**. The following slate was voted in uncontested.

01-Grand Point	JoAnn Colton	3 year term
02-Grand View	Nick Thomas	3 year term
06-Highland Hills	Marilyn Kilpatrick	3 year term
10-Fairway Hills	Joyce Cox	3 year term
11-Westdale	Steve Wixson	1 year term to complete election rotation
13-Laguana Park	Scott Pickard	2 year term to complete election rotation
14-Crystal Estates	Theresa Gray	1 year term to complete election rotation
15-Highland Green	Vern Greer	1 year term to complete election rotation

Candidates for the 3 year Directorship of 07-Cherry Park were Ron MacRitchie and Karen Felcher. Each candidate was given a few minutes to address the membership then asked to leave the room. Ron MacRitchie was elected by majority vote.

Member Pam Beck, questioned whether the Laguana Park Directorship could be voted on based on Bylaws and no advance notice of vacancy.

Board Response: M. Butrico made review of Bylaws and stated could not locate said area. Offered copy to Ms Beck and members to review and attempt to locate. No one wished to review. Membership told that board would review and take appropriate action at board meeting if indicated. No opposition voiced.

COMMITTEE REPORTS – Special Committees

Land Study Committee: given by Maureen Butrico, visual presentation of report

- Board chose not to put any funds towards recommendations at this time until membership vote on Annual Dues Increase from Member Petition.
- Committee representative of both lakes and access and waterfront lot owners
- Members rated properties on 9 weighted criteria.
- Properties listed on order of importance to association
- Each property listed recommendations and associated costs to LLPOA
- Island lot was given special attention and some work had been done by volunteers in Spring 2005
- Several areas are in need of erosion correction
- Several recommendations included improvements to lots for membership use such as Pavilion and sports equipment ie. basketball, volleyball etc.
- Developed a spreadsheet of major costs.
- Recommendations are on hold pending funding
- Report is available at the office for viewing.

Litigation Committee: Steve Wixson, Vice President reported:

- Board voted to fund a complete review by attorney of By-Laws & deed restrictions
- Developed and implemented a Fiduciary Duty Policy for Directors who now must sign.
- Indian Hills, II lots 097,098,099 – attorney has been studying this issue and the fact that these property owners are using portions of Outlot B. Owners have been notified they need to remove all personal items from association property which has been designated as an Outlot and for the use of all members..
- Mooring Policy: need to change policy; LLPOA has received two legal opinions and one from the Appeals Court that the current use of a seniority system is unacceptable and would not be defensible in court. Board will set up a committee to study issues and legal opinions and develop a procedure for allocating mooring sites based on these opinions. Sign-up sheet posted on table on rear of room.

Member concerns: Never told how much money spent in litigation, requested rules for spending association money for litigation.

Board Response: Litigation issues unless confidential are part of board minutes and are posted on website and available at LLPOA Office for review. Financial statements include legal costs per month.

NEW BUSINESS

By-Law Revisions: Amendment 1 and 2 Presented by Member Petition and comes with a **Motion and Second:**

1. Amend as follows: Article II Section B, Dues (1.) The Association may set and collect annual dues, assessments, penalties and fees from members of the association as permitted by law, and the Association's Articles of Incorporation and By-Laws. **(2) Changes in annual dues, assessments, penalties and any fee shall be brought before the general membership where voting shall be as specified under these by-laws, of those members in good standing present in person at the annual or special meeting.**

Member Concerns:

Why 1 vote per property owner? Board Response: It is common practice in the US for each person to get one vote in order to prevent the rich or powerful from making any and all decisions. In a democracy this is how voting is done. One vote per person regardless of their wealth, position, title or ownership. The LLPOA is no different.

Want Board to keep quality of lakes.

We should have a say in our lake.

Board supports this amendment

A count of 7 no votes. **Passed.**

2. Amend Article V Section C Association Properties and Lakes...With addition of: **(3) The board shall not sell any property owned by the association without a vote of the general membership where voting shall be as specified under these by-laws, of those members in good standing present in person at the annual or special meeting.**

Member comments:

How many properties do we currently own? Response: 54

The board supports this amendment and statement made that this amendment may have been presented based on a rumor that the board intended to sell property which was not true.

A count of 0 no votes. Amendment **Passes.**

3. Presented by Board of Directors and comes with **Motion and Second:**

Add as follows: Article II Section B, (2) **The Board of Directors will maintain a minimum reserve balance of six (6) months operating expenses at all times based on current budget year. These funds can be utilized for unexpected, emergent situations and will be replaced by the end of the next budget year.**

Member Concerns & Comments:

How long to build reserve? Board Response: Approximately 5 years

This would not allow us to spend our current reserve. How much is the reserve? Board Response: \$30,000, and it is recommended that a minimum of a six month reserve should be kept at all times.

Pam Beck/Highland Green – If this is adopted, the Board determines the emergency, spends the money and then brings it back to membership to replenish the reserve.

A count of votes was taken. 114 yes, 69 nays, **Motion Failed.** Need a 2/3 vote for By-Laws changes.

Member Resolution: Presented by Member Petition and comes with a **Motion and Second:**

- To increase the Annual Special Assessment of \$55.00 to \$65.00 per lot beyond the established \$20.00 maintenance fee, for a total of \$85.00 for an indefinite period of time.
- To access an annual fee of \$20.00 for each power craft sticker issued to members for an indefinite period of time.

- To rescind the boards action on 2/23/05 “that the Annual Dues be raised to \$125.00 per lot and should be continued indefinitely until there is a need to change the amount”
- To place a credit of \$40.00 per lot for members who have paid the new Annual Dues assessed in 2005, and allow it to be used for power craft stickers and/or for the members Annual Special Assessment in 2006. The credited funds to be retained in an escrow account for that purpose. (\$125- \$85= \$40)

Comments:

M. Butrico presented report on implications of this amendment:

1267 boat stickers issued, \$20 fee for each sticker = \$25,340 + dues increase per lot (to \$85) \$21,500 = \$46,840. The dues increase of \$125 resulted in an increase in revenue of \$107,000. This amendment if passed will result in over a \$60,000.00 shortage this year alone.

Member: William Burbo/Greenbriar – No method of enforcement on non-stickered boats.

Member: Why should those that don't use the lake have to pay the higher dues?

Member: I am willing to pay for a boat sticker.

Marty Seitz/Grand Point – Need a majority vote, if it passes we will hamstring the board.

Howard Jenson/Grand Point – Vote in favor.

Maureen Butrico/Greenbriar – This is not in the association's best interest. We cannot put liens on people who don't pay for boat stickers. A fee for boat stickers is fine, but not to rescind any of the increase. IT would take weeks for the office staff to do it.

Patty Sieloff/Westdale – Does that mean that we can't raise the dues now if we vote yes?

Board Response: We would rescind \$40 per lot, which would give us \$60,000 less than what we need.

Alan Schroeder/Cherry Park – What is the result of a yes vote? What would be cut?

Board Response: Have to cut lake treatment, it is 1/3 of our budget, so it would take the biggest hit, many other things as well.

Pam Beck/Highland Green – It will take more work, but not weeks to change data in computer.

Member – Don't overcomplicate the issue, keep it simple.

Maureen Butrico/Greenbriar – It would take the current office staff longer to rescind and this length of time was previously reported in meeting notice and it is accurate.

The resolution was brought as a whole, not to be voted on individually.

A count of votes was taken. 60 yes, 131 nays, **Motion Failed.**

OPEN FORUM

Alan Schroeder/Cherry Park – Would like to make a proposal that the Board actively pursues liens and budget to collect dues. Should provide discounts to owners for early payment and more severe fines for those who pay late.

Maureen Butrico – If you can help with Goose Round-Up please sign up at back table.

Weeds can be put in Father Richard Park during open hours, but may not be necessary as the weed problem is almost nonexistent.

Michelle Veneros/Grand Point – Memorial weekend people out at 10:30 p.m. with spotlights. What do we do about that?

Board Response: address with police and call 911.

Member Don: Paying \$5 for courtesy guard, if we give our \$50 deposit can we stop paying?

Board Response: yes.

Member Frank: Outlot maintenance is more than our mowing contract, why?

Lori Coyle: Painting, up keep of equipment, picnic tables and Lee King's salary.

M. Butrico: July 2nd is the boat parade at 3 p.m., North & South Lakes at the boat ramps. Rain date July 3rd.

Joe /Grand Point – Like to thank the board for the fine job they are doing.

Morita Dishon/Royal Shores – The no wake sign has been removed form the South Lake dam area.

Member/Cherry Park – Should have restrictions for dog kennels and number of dogs. Have dogs in neighborhood that bark all the time.

Board Response: Call the township.

Member: Since the trash cans have been removed there is trash all over the parks.

Board Response: Removed due to misuse and we had bigger problem when they were there.

Betty Woods/Fairway Hills – Is there a procedure for boats in mooring sites, what if they are loose?

Board Response: Should have poles in front & back and stationed within the site. If there is problem call the office or your Director. Need the number of the mooring site & MC#.

AL Muzzen/Cherry Park – When you make a change it requires a 2/3 vote.

Board Response: An amendment to the By-Laws requires a 2/3, but not a resolution.

Lori Coyle/Royal Shores – We lost staff this year and the Board did the work in the office, especially Maureen Butrico & Theresa Gray. They put in about 60 hrs/week. Thank you.

Steve Gray/Grand Point – This is regarding the abandoned house, what can we do? **11584 Grand Point**

Board Response: We require the outside of the house to be done in six months. We can send a letter from the association to the people and send a copy to the township.

Ron MacRitchie – We can deal with structural issues on homes, auctions and such that is posted, but if it is in bankruptcy we can't do anything.

Linda Halvary/Grand Point – What about the house that has trash all around it, what can we do?

Board Response: We can send a letter from the LLPOA.

Motion for adjournment at 1:05 p.m. by Ron MacRitchie. **Second** by Bob Canning. **So called** by President Matt Tuttle.

Respectfully Submitted,

Michelle L. Gramm
Office Manager