

Lake LeAnn Property Owner's Association Meeting Minutes
Somerset Center Township Community Room, Somerset Center
March 25, 2009

Meeting was called to order by President Lori Coyle at 7:00pm.

Roll Call: Nick Thomas, Scott Pickard, Bill Wehrwein, Lori Coyle, Rick Lobliner, Michael Leach, Maureen Butrico, Debbie Pelmear, Betty Woods, Ross Flick, Marie Milbourne, Dave Wagner, Charlie Scouten

Absent: Martin Seitz, Cathy Longo

Determination of Quorum executed.

Guests as Signed: Greg Milbourne, Rick Griffith, Mark Murray, Sue Holliger, Kim Hass, Charles Micallef, Carol Warfield, Ray York

Open Forum: John Shepherd/resident of Somerset Township informed the Board that Meckleys have applied for a rezoning of their property from rural non-farm to agricultural. They have also requested a conditional use permit for a quarry. He is concerned about property values in the area. (No one in attendance from the Township or Meckleys).

Woods arrived at 7:04pm.

Gary Grueneberg/Grand Point: Has questions regarding the proposed changes to the Declaration of Restrictions. The Board responded that each member will receive the restrictions for their subdivision in the mail and any member may come to the office and review all the subdivisions, once they are ready. Also, the changes do not effect mooring or restrict the use of the island lot as a swimming area. The article in the newsletter was a notice to members that the proposed changes will be coming.

Rick Griffith & Kim Hass/Grand Point: Expressed concern about the ski slalom permit and that the Board might object to the permit. The course is privately owned, but open to all members. The owners maintain the course and have only asked for help from the Board in dealing with the vandalism. They wanted to clarify that they have not asked for monetary support. Also, they are awaiting a response to a Member Resolution Form they submitted regarding the vandalism. The Board responded that they were advised to wait for the court decision (as this is being handled legally) before taking any steps. They requested that they be informed if any discussion or action is anticipated concerning the course.

Pickard Motioned to approve the agenda as presented. Pelmear Seconded. Motion Carries.

Pelmear Motioned to approve the January 28, 2009 Board Meeting Minutes. Milbourne Seconded. Motion Carries.

The Financials were presented and we are at or below budget in Administrative and Lake Control Expenses. The Maintenance is off due to the monthly allocation, but overall we are in line with our budget amounts. Butrico Motioned to approve the bills in the amount of \$62,887.99. Pickard Seconded. Motion Carries.

Office Report: The office reported that the Township is booked for the second Saturday in June, which is our date for the Annual Meeting. The Board asked the office to look in to alternative locations for the meeting, so we may continue to have it on the second Saturday in June. At this time the garage sales will remain on the first weekend in June.

Butrico Motioned that paid staff be responsible for checking the mooring sites in June and November. Wagner Seconded. Clarification that we would not pay for a special trip to the sites to check, but that it would be done in conjunction with other work performed.

Motion Carries.

Lake Control Committee: The aeration systems should be installed and running within two weeks.

Maintenance Committee: Leach and Sue Holliger went over the Maintenance job descriptions to be brought to the committee next month.

Rules and Regulations Committee: The updated Rules & Regulations guide will be resent to the Board for their review prior to the April meeting, where it will be voted on.

Old Business: Guest passes have been abused this past year and we have had a problem with ice fishing this year. The other private lake communities have had problems with ice fishing as well. Coyle Motioned to remove the use of all guest passes. Lobliner Seconded. We will go back to the old policy of using the member's card for their guests. Roll Call vote: 9-yeas and 3-nays. Motion Carries. Coyle to submit an article for the annual newsletter retracting the use of guest passes.

Sheriff's Department has a cut in budget, so they will not have the same number of patrols for the lake this year as we have had in the past. If the Board would like to pursue additional patrols (that they would pay for) it would need to go to a vote of the membership. If we pay for patrols we can request certain days (must be in an eight hour block). This is not a current budgeted item, so the money would have to come from another line item. Item tabled so we can evaluate the budget to see if we have funds available.

President Coyle met with the Building Committee to discuss the letter sent to the Board regarding communication. There has been some miscommunication between the BCC and the Board. The issues have been resolved.

New Business: Thomas Motioned to support the request extend the ski slalom course hours to 7:00am – noon on Saturdays and Sundays. Pickard Seconded. Days of operation discussed. Thomas Amended Motion to extend the hours Sunday through Saturday. Pickard Second Approved. Rick Griffith will send an article to the office, by April 6th for the Annual newsletter advertising the ski slalom. Motion Carries

Pickard Motioned to explore the cost of business card size advertisements on one page on our newsletters. Wagner Seconded. The office will check with the printer on the cost to print those ads. Recommend that all ads must be Board approved and handled on a first come first serve basis. Motion Carries.

A member approached the office with regards to the Association selling an Outlot in Highland Hills. The Board will not consider selling any property at this time.

Father Richard Park is on the maintenance agenda to re-establish the ground. It is currently not a budgeted item, but there are funds left from the donations that can be used. Item passed to the Maintenance Committee to evaluate.

Open Forum: Clarification on many items, such as, BCC stands for the Building Control Committee, a guest pass does not allow for guest boats, yes a guest can use a member's boat, but the member's pass should be on board.

Butrico attended the hearing in Hillsdale regarding the Lasecki case. The Appeals Court reversed the decision the Trial Court made. The Trial Court Judge said to Gibson that the Lake Association won the case as the Appeals Court reversed the decision. If he wants to do anything else, it is up to him. He has thirty days to do so and he is back to square one. We will await a response, if any.

Flick has talked to several members that would like to see the dues and or voting changed in the Association. He is requesting a list of members who own more than one lot. Discussion amongst the Board on the amount of dues paid. The allocation per lot is a deed restriction and to change that would require changing the deed restrictions, per our attorney. We have also been advised by our attorney that the current structure of dues and voting has been in place since inception of the LLPOA and to change could present problems and could be challenged in court.

Gary Grueneberg/Grand Point: Issues with money spent on attorney fees and new office. Also upset with his time spent on the Rules and Regulations Committee as he felt his ideas were not taken into consideration by the Board. Board responded that some of those ideas are in the current proposed document that will be voted on next month.

Future Agenda Items: Rules and Regulations membership guide

Wehrwein Motioned to go into closed session at 9:15pm. Butrico Seconded. Motion Carries.

Board came out of closed session at 9:23pm.

Leach Motioned to adjourn at 9:24pm. Wagner Seconded. Motion Carries.

Michelle L. Gramm, Office Manager
Approved April 22, 2009