

Lake LeAnn Property Owner's Association Meeting Minutes
Somerset Center Township Community Room, Somerset Center
July 22, 2009

The meeting was called to order at 7:02pm by Vice President Maureen Butrico.

Roll Call: Martin Seitz, Nick Thomas, Cathy Longo, Bill Wehrwein, Mike Cook, Mike Leach, Maureen Butrico, Rick Lobliner, Betty Woods, Mike Bohnet, Debbie Pelmear, Marie Milbourne, Dave Wagner, Charlie Scouten

Absent: Lori Coyle

Determination of quorum executed.

Guests as Signed: David & Susan Reineke/Greenbriar, Ray York/Grand View, Kathie Wagner/Royal Shores

Open Forum: Dave Reineke – questions the no wake buoy in Greenbriar Cove, it is being moved around a lot and not sure why it is even there. Thomas responded that all buoys are being reapplied for and we must justify each one. The DNR will determine the need.

Kathie Wagner – safety issue with a swim raft in the bay going into the south launch area, as there is not much room between house, swim raft and no wake buoy. Lake Control will review area.

Ray York – target date for completing the buoy permit for the DNR. Thomas will have it done within a week.

Longo Motioned to approve the agenda as presented. Pelmear supported. Motion carried.

Grammatical errors in the draft of minutes were corrected. Notation regarding Theresa Gray's letter in response to the ski slalom letter needs to be added. Woods Motioned to approve the June 24, 2009 minutes as amended. Seitz supported. Motion carried.

The financials were reviewed. Leach Motioned to approve the bills in the amount of \$20,942.85. Cook supported. Motion carried.

Office Report: The deed packets have been printed and most of them prepped for mailing. Board asked about the aged receivables, so a report will be brought to the next meeting along with the number of properties with liens.

Executive Committee: No meeting. The Lasecki v. LLPOA case was heard in Hillsdale and we have received the final judgment notice. LLPOA won case. The Plaintiff's could file some additional appeal. The Board will need to discuss what is the next step in the process.

Building Committee: The committee reviewed the status of letters sent to various members and the next step for each. They discussed revision to the form letters and the BCC guidelines.

Lake Control: The committee is changing its meeting date to the second Tuesday of each month to accommodate some new members. The Greenbriar Cove buoy was discussed as it has been challenged. The DNR is requesting a new permit for all buoys. The committee is looking for a grad student to research methods for managing water quality and develop a specific plan for our lakes. Hopefully a biologist will be at the August meeting to present the use of weevils for Eurasian milfoil.

Maintenance: Whispering Winds will replace the dead sapling tree planted last year. The trees at Cherry Park are infested at the trunk base so we have been advised to split trunks at ground level and have the

weak trunk removed. Leach contacted the Road Commission and the brush at Westdale and Baker has been cleared as well as the tall grass at Waldron and Vicary. The Road Commission will investigate the brush at Bradley and Hillary. The stretch of Vicary between Waldron and S Jackson is Jackson County's responsibility. Don Figiel, Township Supervisor, will be contacted regarding the 55 mph speed limit west of the S curve on Vicary and the all way stop at the intersections of Hillary and Bradley and Bradley and Dublin. The committee will follow up on getting new instructions at the gates. They have been corrected, but the signs need to be redone.

Rules and Regulations: currently does not have a chair.

Special Committee – Dues & Fees: no meeting

Old Business:

A copy of a revised Board policy was passed out for review. The Board discussed the possible revisions to the policy. Board recommends continuing the rolling 12 month calendar for all terms. This policy and related items within the bylaws, along with a possible change of allowing for excused absences will be reviewed by the Rules and Regulations Committee. Seitz Motioned to take to the Membership at the next Annual Meeting a change to the bylaws giving discretionary authority to the Board to excuse absences. Wagner Supported. Motion Carried.

Members of the Board have looked into the building located at 12370 Chicago Road. Thomas Motioned to purchase the property at 12370 Chicago Road for a price not to exceed \$49,900 upon a satisfactory test of the septic systems and the attic. Scouten supported. The Board discussed the cost to bring the building up to code and efficient use of the building. Some Board members recommend communicating to the membership the Board's desire to continue pursuing the Association having their own office. Cook Motioned to table the vote to purchase. Leach supported. Roll call vote: Seitz-no, Thomas-no, Longo-yes, Wehrwein-no, Cook-yes, Leach-yes, Lobliner-yes, Woods-yes, Bohnet-yes, Pelmeary-yes, Milbourne-yes, Wagner-yes, Scouten-no. Motion carried.

The office received a Member Resolution Form (MRF) regarding some neighbor issues. The Executive Committee will review the MRF.

Open Forum: Ray York – had some questions for the Board to clarify a few issues; offered to chair the new office committee. Cook Motioned for Ray York to chair the new office committee. Wehrwein supported. Motion carried.

Leach Motioned to adjourn with support from Cook. Motion Carried.
Meeting adjourned at 9:28pm.

Michelle L. Gramm
LLPOA Office Manager

Approved on August 26, 2009