

**Lake LeAnn Property Owner's Association Meeting Minutes**  
Somerset Center Township Community Room, Somerset Center  
August 27, 2009

The meeting was called to order at 7:13pm by President Lori Coyle.

**Roll Call:** Martin Seitz, Nick Thomas, Lori Coyle, Mike Cook, Rick Lobliner, Mike Bohnet, Debbie Pelmear, Marie Milbourne, Charlie Scouten

Absent: Cathy Longo, Bill Wehrwein, Mike Leach, Maureen Butrico, Betty Woods, Dave Wagner

**Determination of Quorum Executed.**

Guests as Signed: Dave & Sue Reineke – Greenbriar, Rod & Jackie Monasmith – Greenbriar, Greg Milbourne – Indian Hills, Jo Ann Colton- Grand Point, Ray York – Grand View

**Open Forum:** Greg Milbourne – concerned with an email sent regarding officers writing tickets on the Fourth of July. The officers sent members back to shore and did not write tickets. Discussion continued between the Board and members regarding lake patrols, the membership vote to pay for additional lake patrols on holiday weekends and the enforcement of the laws.

Pelmear Motioned to approve the agenda as presented. Seitz Supported. Motion carried.

Pelmear Motioned to approve the July 22, 2009 Board Meeting Minutes. Cook Supported. Motion carried.

The July Financials were reviewed. Aged receivable report will be made available for the next Board meeting. Seitz Motioned to approve the bills in the amount of \$22,301.36. Pelmear supported. Motion carried.

**Office Report:** The deed packets have been mailed. The next newsletter will go out in October. The office continues to review Member Resolution Forms. The office is asking for an increase in the petty cash. Petty cash used to have \$150 in it and after the credit cards were issued, the Board and office decided to lower the petty cash as it was not being used as much. The Building Manager is now making use of the petty cash to help pick up supplies and mail BCC letters. The office believes there is now a need to increase the amount. Petty cash is kept in a locked box in the office. Bohnet Motioned to increase the petty cash from \$50 to \$100. Seitz supported. The petty cash was reduced on a trial basis. Motion carried.

**Executive Committee:** The committee met to discuss a Member Resolution Form (MRF) submitted to the office with regards to neighbor problems with a renter in the Association. This is not the first MRF submitted about this renter. The committee drafted a letter in response to the submitter as well as a letter to the landlord, our member. The renter has since been evicted from the home, so neither letter was sent.

Lasecki's appealed the court decision to give us our property back and they filed a stay asking the Judge to allow their property to remain during the appeal process. We did not oppose the stay to the extent they did not have to remove property attached to the realty, such as the deck, the beach, the retaining wall and the Gibson shed. Judge Smith agreed with us and gave them to September 30, 2009 to remove their personal property such as docks and boats.

Bohnet wondered who makes the decision for legal expenditures. The Board decides when legal counsel is contacted. We have utilized our attorney for the amended declaration of restrictions and for trying to reclaim land at the south launch area. We are defending ourselves with the Lasecki case.

**Lake Control:** Tom Alwin of Enviro Science gave a presentation to the Lake Control Committee on Milfoil, which is the process of using weevils to manage Eurasian Milfoil. The committee is looking to introduce weevils next spring in small areas. The estimate for weevils is \$500 per acre. The buoy in Greenbriar Cove has been removed as its location does not meet the DNR criteria for a no wake area. The committee is awaiting a meeting with a DNR conservation officer to discuss the buoys. 3500 walleye will be stocked this fall.

**Maintenance:** Newly planted trees that have died will be replaced in the fall after the first frost. The committee is waiting for bids by electrical contractors to bring power to the barn. Discussion amongst the committee regarding bids for mowing and plowing. The Board advises the committee to follow the purchasing policy which requires the mowing contract to be put out for bids. This year's snow plowing shall be performed by JCC, our current mower. The committee is looking for a volunteer team to clear out the weeds accumulated at the dam.

**Mooring:** We do not currently have a mooring chair/committee, but need to get one established to address the seawalls for next spring. We need to begin the permit process.

**New Office Committee:** This committee is broken into sub-committees: needs, build, available, and special interest. Each committee is working towards determining what is best for Membership of the Association for office requirements. Meeting minutes will be posted on the web-site as well as be available in the office for membership review. The committee voted unanimously to open Father Richard Park back up. Lobliner motioned to re-open Father Richard Park. Scouten supported. Motion carried.

**Old Business:** The Board attendance policy will be addressed at the next Board meeting.

**New Business:** A receipt was brought into the office showing that a drain field failed. It showed that 1300 gallons had been pumped out of a 1000 gallon septic tank. Office is to contact the Hillsdale Health Department to report such cases.

Pelmear motioned with support by Seitz to go into closed session at 8:03pm. Motion carried.

Board came out of closed at 8:20pm.

Pelmear motioned to adjourn with support from Seitz. Meeting adjourned at 8:22pm.

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Michelle L. Gramm  
LLPOA Office Manager

Approved September 23, 2009