

**Lake LeAnn Property Owner's Association Meeting Minutes**  
Somerset Center Township Community Room, Somerset Center  
September 23, 2009

**Call to order** by President Lori Coyle at 7:05pm.

**Roll Call:** Marty Seitz, Cathy Longo, Bill Wehrwein, Lori Coyle, Maureen Butrico, Rick Lobliner, Betty Woods, Mike Bohnet, Debbie Pelmar, Marie Milbourne, Dave Wagner, Charlie Scouten

Absent: Mike Cook, Michael Leach

**Determination of Quorum Executed.**

Guests as Signed: Jo Ann Colton – Grand Point, Kathie Wagner – Royal Shores, Jeannie York – Grand View, Greg Milbourne – Indian Hills

**Open Forum:** Butrico thanked Lori for her service as President and offered everyone cake in her honor.

Butrico motioned to approve the agenda as presented. Pelmar supported. Motion carried.  
Grammatical changes made to the minutes. Milbourne motioned to approve the August 26, 2009 minutes as amended. Butrico supported. Motion carried.

Financials were presented and reviewed. We are over budget with legal fees, most of that is related to the Lasecki lawsuit. Also printing and copying us over budget due to the deed restriction packets being printed and not budgeted. Longo motioned to approve the bills in the amount of \$37,310.82. Milbourne supported. Motion carried.

**Office Report:** The office reported the following for receivables: \$18,875.25 for lots that are outstanding for this year only, \$18,901.00 for lots that are two years outstanding, \$26,934.19 three years outstanding, \$13,631.50 for four years and \$56,874.80 that are five or more years. We have collected \$849.50 in prepayments. Board discussed creating a committee to look into and research each outstanding lot.

The bill from Crystal Lake Perch Lake POA was discussed with regards to what is covered and why road maintenance. Gramm will contact the Association for more information.

A Member Resolution Form (MRF) was submitted regarding the LLPOA lot in Grand View. Seitz has been out to look at it and has contacted the member in regards to a box elder bug problem. There is still an issue of trees and/or tree limbs. The Board does not wish to do anything with the trees at this time. A letter of response should be sent. The process for handling MRF regarding LLPOA lots that are “natural” was discussed.

**Executive Committee:** A hearing was held in Hillsdale this week. Lasecki filed an amended complaint. The Judge supported LLPOA and Lasecki has until September 30<sup>th</sup> to comply with the order to remove their personal property, i.e. boats and docks.

**Building Committee:** The committee approved three plans and discussed operating procedures. Motion and second from the committee for all Building Control Committee members to have a key to the main entrance door of the office, to be able to stop in and approve plans when needed, and to get a locked box for the plans to remain private in the waiting area. Motion carried.

Motion and second from the committee to not allow members to build a permanent structure on LLPOA property. Motion carried.

Motion and second from committee to disqualify reference number 24407 and to turn over to the attorney for additional follow up. Motion carried. Motion and second from committee to disqualify reference number 47207 and to turn over to the attorney for additional follow up. Motion carried.

**Maintenance Committee:** Last month it was believed that we had a contract with our current mower to do the snow plowing this winter. After researching, we have found that we do not have a signed contract. The committee is requesting bids for snow plowing and for the mowing contract. Their next meeting is October 8<sup>th</sup> and they hope to have all bids in by then.

**New Office Committee:** The committee submitted a report on various lots and buildings for use as the Association office. Each one was noted with its pros and cons. The committee is researching and reviewing all possibilities. The new office reports are available for review on the web-site.

**New Business:** Nick Thomas, Grand View Director submitted his application shortly after the last meeting. The vacancy was posted on the web and an email was sent out to the members in Grand View letting them know of the vacancy. We had two members submit a letter of interest, one from Grand Point and one from Grand View. Per our bylaws a requirement of Directorship is to be a property owner in the subdivision to be represented, unless there are no nominations from that subdivision. Bohnet motioned to accept Brad Bjorling as the new Director of Grand View. Seitz supported. Motion carried.

Since, President-elect Nick Thomas resigned our Vice President Maureen Butrico will be installed as the President. Mike Bohnet and Lori Coyle nominated themselves for Vice President. Longo motioned to accept both as Vice President with Bohnet being the 1<sup>st</sup> Vice President and Coyle being the 2<sup>nd</sup> Vice President. Wehrwein supported. Our bylaws allow for two Vice Presidents. Motion carried.

The budget meeting has been set for Sunday, October 18, 2009 at 4:00pm. All committee chairs and the executive committee are to attend.

A letter from a Royal Shores member was received by the office and distributed to the Board. A letter in response was drafted by Coyle and was passed to the Board for review. Butrico motioned to send the response letter as drafted. Wagner supported. Motion carried. Both letters are on file at the office.

After review of a letter from a member in Greenbriar regarding the amended restrictions, it was determined that a response is not needed.

New Officers President Maureen Butrico, 1<sup>st</sup> Vice President Mike Bohnet, 2<sup>nd</sup> Vice President Lori Coyle, Secretary Cathy Longo and Treasurer Debbie Pelmeare were installed.

**Open Forum:** Jeannie York questioned Mike Leach's absences. He is within his allotted amount, he only has two.

Butrico asked that all Directors email her as to what committee they would prefer to be on.

The November Board meeting is set for November 18<sup>th</sup> at 7:00pm.

Board went into closed session at 8:57pm. Board came out of closed session at 9:05pm Coyle motioned to adjourn the meeting with support by Pelmeare. Motion carried. Meeting adjourned at 9:08PM.

---

Michelle L. Gramm  
LLPOA Office Manager

Approved October 28, 2009