

Lake LeAnn Property Owner's Association
Regular Board of Directors Meeting Minutes
Somerset Center Township Community Room, Somerset Center
October 28, 2009

Meeting called to order by President Maureen Butrico at 7:00pm.

Roll Call: Martin Seitz, Brad Bjorling, Cathy Longo, Bill Wehrwein, Lori Coyle, Mike Cook, Mike Leach, Maureen Butrico, Rick Lobliner, Betty Woods, Mike Bohnet, Debbie Pelmar, Marie Milbourne, Dave Wagner

Absent: Charlie Scouten

Determination of Quorum Executed.

Guests as signed: Greg Milbourne-Indian Hills, Robert Eagle-Fairway Hills, Ray & Jeannie York-Grand View, Jo Ann Colton-Grand Point

Butrico added under Executive Committee 4. Meeting Schedules. Coyle motioned to approve the agenda as amended. Pelmar supported. Motion carried. Coyle motioned to approve the September 23, 2009 Board Meeting Minutes as presented. Longo supported. Motion carried.

Coyle motioned to approve the financials as presented. Longo supported. Motion carried. Longo motioned to approve the bills in the amount of \$21,407.03. Coyle supported. Motion carried.

The office reported that they are having trouble with the office computers running slow and freezing up. Our computers just meet the QuickBooks 2009 minimum requirements. The office is researching new computers and will bring a proposal to the Board. Open invoices equal \$135,988.98.

Executive Committee: Motion and support from the Executive Committee to send a letter to a member in Greenbriar regarding their camper violation. No trailers allowed on lots, per our declaration of restrictions. The Board discussed that trailer violations are acted on when a member resolution form is submitted to the office. Motion carried with Woods & Leach opposed.

Motion and support from Executive Committee for Rules and Regulations to undertake a major overhaul and review of our current bylaws. Motion carried.

As a result of a staff/Director issue the Executive Committee will be taking a look at and possibly revising the current job descriptions for staff and for Directors.

The 2006 strategic plan will be submitted to each committee for their review and assessment. New committee assignments will also be emailed to the Board.

The Executive Committee recommends that all Board meetings in 2010 will be on the fourth Wednesday of each month with the exceptions of no meeting in November and meeting the first Wednesday in December. The 2010 Annual Meeting to be held on Saturday, June 12th.

Building Committee: Five plans were approved this past month and a deck was denied as it was built on Association property. Motion and support from the Building Committee for the BCC Inspector to have a key to the main entrance of the office to expedite the inspections of plans. Roll call vote: Seitz – yes, Bjorling – yes, Longo – no, Wehrwein – yes, Coyle – no, Cook –no, Leach – yes, Lobliner – yes, Woods – yes, Bohnet – yes, Pelmar – no, Milbourne – yes, Wagner – yes. Motion carried, 9-yes, 4- no.

The BCC has decided to not attend variance meetings at the township. They do not have an opinion about them, due to the fact that at the time of the meeting, no application would be filed with the Association.

The Board requests that a member of the BCC attend the variance meetings. Ray York volunteered to attend the variance meetings and find an alternate if he is unable to attend.

Motion and support from BCC to approve the letter as revised from Attorney McCarthy, of Marks & Lisznyai, to be sent to two disqualified members requesting action of removing a fence or completing an application, within 30 days. Motion carried.

BCC to send a letter to a member in Grand Point regarding non-compliance of a shed

Motion and support from BCC to reinstate as a member in good standing, Arborwood Properties, as they removed the fence that was in violation. Motion carried.

Lake Control: 3500 walleye have been received from Laggis Fish Farm. The farm suggests we have a questionnaire of what is being caught, where it is caught and how big.

The committee met to discuss and sign the lake management contract. It is a one year contract.

Maintenance Committee: A newly purchased tree in Cherry Park died and has been replaced. Wiring at the south gate that was exposed has been taken care of. Maintenance forwards to Rules & Regulations a rule requiring all swim platforms to have reflective tape and/or LED lights on them.

Motion and support from committee to approve JCC Lawncare for a three year mowing contract and Tri-County for a one year snow plowing contract. Motion carried.

New Office Committee: The committee reviewed office alternatives: rental options and buy/build options. A spreadsheet (Attachment 1) was passed to the Board outlining these alternatives. It showed that buying results in a favorable equity position over renting by \$75,000. The committee will continue to review and analyze all options. Seitz motioned to authorize the new office committee to negotiate with the current landlord to better accommodate the needs of LLPOA. The committee is asking for them to hold the office rent for another year and to address some maintenance issues. Motion carried.

Seitz motioned that if negotiations with the current landlord fail to achieve the desired results, the office committee is authorized to obtain a lease agreement with the owner of 10440 E. Chicago Road Jerome, MI and said lease will be submitted to the Executive Committee for approval. No support for motion. Motion failed.

Old Business: Budget meeting scheduled for November 1, 2009 at 4:00pm at the office. All committee chairs are expected to attend.

Open Forum: Ray York – wondered about the report to analyze the data of who owes money. The office will provide a report to VP Coyle.

Cook – asked about the signing of the amended declaration of restrictions. Longo is putting together a campaign to obtain the needed signatures. Rules & Regulations will look at those items that will change in the bylaws, when the amended restrictions take effect.

The office will provide the Directors with a list of owners and phone numbers in their represented subdivision.

Motion to go into closed session at 8:02pm.
Board came out of closed session at 9:21pm.

Leach motioned to adjourn the meeting with support from Longo. Motioned carried.
Meeting adjourned at 9:22pm.

Michelle L. Gramm
LLPOA Office Manager

Approved December 2, 2009