

Lake LeAnn Property Owner's Association
Regular Board of Directors Meeting Minutes
Cathy Longo's Home, Somerset Center
December 2, 2009

Meeting called to order by President Maureen Butrico at 7:05pm.

Roll Call: Marty Seitz, Brad Bjorling, Cathy Longo, Bill Wehrwein, Lori Coyle, Mike Cook, Mike Leach, Maureen Butrico, Mike Bohnet, Debbie Pelmeear, Marie Milbourne, Dave Wagner, Charlie Scouten

Absent: Rick Lobliner, Betty Woods

Determination of quorum executed.

Guests as signed: Ray & Jeannie York–Grand View, Jo Ann Colton–Grand Point

President Butrico thanked Cathy Longo for her hospitality in having the meeting at her house and thanked Mike Cook and his wife for doing spruce up landscaping at our boulevard where our sign is.

An amended agenda was presented to the Board. Milbourne motioned to approve the amended agenda. Wagner supported. Motion carried.
Coyle motioned to approve the October 28, 2009 Board meeting minutes as presented. Milbourne supported. Motion carried.

Old Business: The new office committee met with Michele Brigham, current landlord, to negotiate the lease. There will not be a 3% increase this year as the contract states and she agreed to most of the maintenance items the committee requested. It will be a six month lease.

A proposed signature campaign timeline, concerning the amended Declaration of Restrictions, was read and reviewed. It included reminders going out to members with every mailing between now and the Annual Meeting 2010. It also included gathering a phone list for the Directors, who would then call members to answer questions and encourage them to sign. There would be additional signing opportunities prior to Board meetings from January – May, as well as, at the Annual Meeting in 2010. At the June regularly scheduled Board meeting a decision by the Board would be made to continue or end the campaign. Wehrwein motioned to accept the campaign plan as presented. Milbourne supported. The office will report to the status of obtaining signatures for each subdivision at each Board meeting. Motion carried.

The office has received several member resolution forms in regards to trailers around the lake. A resolution was presented from the Executive Committee to interpret the declaration of restrictions with regards to trailers. After discussion amongst the Board, the Executive Committee made a friendly amendment to the resolution. Motion and support from Executive Committee to accept the resolution as amended. Roll call vote: Seitz-yes, Bjorling-yes, Longo-yes, Wehrwein-yes, Coyle-no, Cook-yes, Leach-no, Bohnet-no, Pelmeear-yes, Milbourne-yes, Wagner-no, Scouten-no; 7-yes, 5-no. Motion carried.

The office presented a proposal for new computers. Wagner added that he may be able to get a better deal on the computers and will look into it and report back to the office within a day or two. Longo motioned to approve the purchase of new computers at a price to be no more than \$2,352 and to purchase them this fiscal year. Seitz supported. Motioned carried.

Routine Items: Leach motioned to accept the financial reports as presented and approve the bills in the amount of \$34,157.39. Bohnet supported. Motion carried.

The office reported that the fall newsletter was mailed. It also reported that the Hillsdale County Treasurer was contacted to verify that when homes are foreclosed and go up for a tax sale, the liens are wiped out. Open invoices are \$133,821.73. Several member resolution forms have been submitted and will be distributed to the appropriate committees for review and follow-up. The office received a letter from the BCC regarding a variance for a garage in Grand Point. Coyle motioned to deter the issue and rely on the BCC. Bohnet supported. Motion carried.

Executive Committee: Motion and support from committee to not increase wages for LLPOA staff in 2010, but to change the paid time off formula to increase time off, as well provide a mooring site on each lake for Lee King and beach privileges and a boat sticker to non-member staff. Motion carried.

The committee recommends having a few designated sites for day mooring; passed to Maintenance and Lake Control to establish.

Building Committee: Motion and support from committee to make member, reference #03401, a member not in good standing and there may be legal action taken. Motion carried.

Motion and support from committee for the Board to set an end date for the completion of the declaration of restrictions for April 30, 2009. The Board has already set a target date of the June 2010. Motion failed.

Lake Control: MSU will be contacted to see if they would be interested in studying our lakes. The committee discussed ways to measure the progress of the muck being eliminated from the aerators. Lake control continues to look into herbicides v weevils in dealing with Milfoil.

The State approved and requires nest destruction including egg addling for geese population control. More information is expected from our contractor for geese removal. We will need to get permits and will need volunteers to assist.

Maintenance: The committee reviewed the new budget and discussed next year's plans. Maintenance also looked at the land study.

Mooring: will meet in the spring.

Rules and Regulations: Will be meeting after the first of the year. Seitz is requesting suggested subjects for the committee.

All committees are asked to review the 2006 strategic plan and evaluate their committee in terms of that plan.

New Office: The committee researched two options for purchasing an office for LLPOA. Option one, the current office building at 10614 LeAnn Blvd. and option two, our previous office building at 11636 LeAnn Blvd. The current office is already being utilized as an office, so no immediate work needs to be done, however, the committee determined a rework cost of \$8-11,000; an agreement would have to be reached regarding the lot line as it goes through the garage; the asking price is \$119,000; the well is shared with Century 21 and the committee will look into if the septic is shared as well. The previous office requires less rework; the asking price is \$275,000 for the whole building, but if we could make it a commercial condo the asking price for the top half would be around \$140,000; this property is lakefront. A cost analysis of the purchase proposals was

presented. Coyle motioned for the committee to pursue in earnest the purchasing of the current office and to allow them to obtain an appraisal. Seitz supported. This allows them to continue discussions with the landlord, but not to negotiate a price. Motion carried.

New Business: The Budget and Finance Committee submitted their balanced budget for 2010. The committee believes the revenue will be down next year as there are more members in collections. Longo motioned to approve the 2010 budget as presented. Coyle supported. Motion carried.

Open Forum: Ray York – complimented the executive committee for their resolution and for setting up the committees to work to establish day mooring; looking for the report on non-payment of dues.

Butrico – the executive committee will be working on a synopsis or legal overview on appeals, the outstanding dues report, policy and procedures of staff and Board behavior; working on contacting Lt. Gordon with our bottom line for the use of “no wake” buoys.

Board to go into closed session.
Board came out of closed session.

Leach motioned to adjourn. Pelnear supported. Motion carried.
Meeting adjourned at 9:34pm.

Michelle L. Gramm
LLPOA Office Manager