

Lake LeAnn Property Owner's Association
Regular Board of Directors Meeting Minutes
Somerset Center Community Room
February 24, 2010

Meeting called to order by President Maureen Butrico at 7:02pm.

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

Determination of quorum executed.

No guests present.

Leach motioned to approve the amended agenda as drafted. Pelmar supported. Motion carried. Pelmar motioned to approve the January 27, 2010 minutes as presented. Bohnet supported. Motion carried.

Old Business: President Butrico and Vice President Coyle met with the Building Control Committee regarding the non-compliant fence in Highland Hills. It was felt that other avenues could be pursued prior to taking legal action. Scouten motioned to rescind last month's motion that gave authorization to file in court. Pelmar supported and motion carried.

The Board attendance policy was reviewed by the Rules & Regulations Committee and a draft was brought to the Board. Motion and second by Rules & Regulations to adopt the Board Attendance Policy as presented. One key change to from the practice that has been followed is that a calendar year will be from July 1st to June 30th and a Director cannot miss more than four meetings in that calendar year. It is no longer a rolling calendar.

Wagner arrived at 7:17pm.

If a Director joins the Board mid-year the absence allowed will be pro-rated. This policy spells out for the Board what has been practice. Motion carried with Milbourne and Longo opposed.

A letter was drafted and sent to the skier on the north lake that has been seen going the wrong way on multiple occasions. A copy was not sent to the Hillsdale County Court or Judge as previously requested. If this matter should go to court at some point we can submit at that time.

The Board discussed the survey to be sent out to members. Bohnet motioned to send a combined survey out to members on April 1st.with the results due back the end of April. Scouten supported and motion carried.

Financials: After review of the financial reports, Longo motioned to accept the financials as presented and to approve the bills in the amount of \$4,092.77. Leach supported and motion carried.

Office Report: The office reported that they have been busy with processing payments and answering questions regarding the amended restrictions. The phone call list is being worked on and at this time the office is unable to produce the report by subdivision, but will continue to work on it. Gramm is to check with Michelle Brigham about fixing the walkway at the office. It is now just dirt after having the holding tank removed to solve the water problem in the basement. The office has heard from members that they are not signing for the amended restrictions due to the following: a lack of trust with the Board, lack of understanding the amendments, and a problem with the first right of refusal.

Executive Committee: A draft of the phone script for the signing campaign was distributed to the Board for review. Comments and suggestions should be emailed to Longo, so changes can be made and the script can be voted on at next month's meeting.

Building Committee: Lobliner has resigned from the committee. Wagner motioned to recommend Mike Cook as the new member of the Building Committee. Pelmeier supported. Cook has volunteered to serve on the committee while remaining the chair of Lake Control. The Board will send a recommendation to the committee and the remaining members of the committee must vote to install a new member. Motion carried.

Motion and second from the Building Committee to reinstate # 24407 as a Member in Good Standing. Motion carried.

Lake Control: The permit for the buoys was discussed. The Association needs to apply for all no wake buoys, as there is no permit on file for those. The Board agreed to apply for the buoy in Evelyn Bay as that placement of the buoy was voted on some time ago. Motion and second from the Lake Control Committee to apply for the buoy near the south boat ramp. Butrico spoke to Lt. Jane Gordon from the DNR who confirmed that "No Wake" buoys are allowed, but must be applied for. Motion carried. Motion and second from the Lake Control Committee to not apply for the buoy near Greenbriar Cove, and to apply to place the buoy going into Lemott Bay in the narrow area of the inlet (moving it back to its prior location). Motion carried.

Motion and second from the Lake Control Committee to support the ski slalom course as long as the counterclockwise direction is followed. Motion carried with Scouten opposed.

The committee discussed adding a port-a-john at the Evelyn Bay mooring sites and deferred it to the Maintenance Committee for further consideration.

Cook, Wehrwein and possibly Scouten will attend the DNR training for nest destruction.

Maintenance: The bales of hay will be replaced at the driveway at Father Richard Park.

Maintenance will look into doing seawalls at Cherry Park lot 40 & 41, to protect our land from further erosion, as well as a seawall at the dam between the north and south lake.

The committee discussed having guidelines painted on the roadway at the launches and replacing the instructions at the gate with new vinyl signs.

King will work to keep the algae scrubbed off the boat ramps, so they aren't so slippery. Recommendation from member to place bumpers on the docks at the launches was discussed.

Seawall vendors, Shoreline Improvements and Grubb Trucking were discussed. Grubb has done the rock walls for the last 3 years and they look great and have the same look and feel. Greg Milbourne recommends using Shoreline for the mooring project this year. This will allow the Association to evaluate the job.

The committee is seeking volunteers to work as courtesy guards at the launches and do spot checks for the Memorial and 4th of July weekends.

Mooring: This year Indian Hills Outlot D will get a seawall.

Rules and Regulations: The committee reviewed the Board attendance policy and the procedures for handling member resolution forms.

Future Agenda Items: Member survey and the phone script

Leach motioned to adjourn with support from Bohnet. Motion carried.

Meeting adjourned at 9:02pm.

Michelle L. Gramm, LLPOA Office Manager