

1. **Call to Order** **Time: 9:05 AM**
2. **Pledge of Allegiance**
3. **Condolences:** Leonard Konior, Margo Allison, Harold Pettingill, Marc Blasius, Karen Vanness, Robert Hanson, John Mathieson
4. **Forest Lake Road Update – 2016 Project Report & Proposed 2017 Projects**

Ron Swagman provided an explanation of the assistance he provided to the Arenac County Road Commission during the 2016 repair of fifty three sink holes in our roads. Ron also re-presented the proposed 2017 road repairs which were discussed with Moffatt Township last year.

Dennis Monsere provided an explanation of the Moffatt Township request that FLPOA contribute funding to help pay for the 2016 project cost overrun:

The final cost of the 2016 repair of 53 sink holes in our roads was approximately \$7,800 over the bid price. At the December Township Board meeting ACRC stated that they were paying the Contractor the full amount of his invoice and requested that the Township contribute if possible. The Township was not legally obligated to pay any additional amount but later in the meeting they decided to split the cost three ways and sent a letter to FLPOA billing us for 1/3 of the extra cost. We compared the Contractor's invoice to the bid quantities in order to determine how the project cost had changed. The first change was initiated by the Contractor by suggesting that a less costly repair could be provided at some locations. ACRC personnel on site agreed and the suggested repair method was used at six locations. In addition, one other repair location was deleted from the Contract, four small repair locations were added, and two repair locations were added due to Contractor error. The project cost was reduced by \$179 as a result of these changes which included seven of the original locations. We were involved in these changes which decreased the cost of the project. Unfortunately, the scope of work at the remaining 46 repair locations was changed during construction. ACRC staked out the repair locations and initially started painting lines on the pavement to indicate work limits per the bid form. The Contractor subsequently requested that ACRC allow them to make minor adjustments to the work limits to suit their construction methods. ACRC personnel on site agreed to the Contractor's request with the understanding that the adjusted total repair area would be close to the bid amount. However, the total area repaired by the Contractor was 271 square yards greater than the bid amount which increased the cost of the project by approximately \$8,000. FLPOA did not direct the Contractor to change the work limits at these locations and therefore we should not be expected to help pay for the cost overrun. FLPOA did not sign a Contract or make any agreement to help pay for this project. The road millage taxes

which have been paid by our residents for many years and the value of the radio tower which was donated by FLPOA to the Township last year should be more than adequate to cover the entire \$7,800 cost overrun.

5. Roll Call

Absent: Mathew Cook (Voted on all motions submitted by e-mail) **Quorum:** Yes

6. Review of previous meeting minutes

Motion #1: Approve the November 5, 2016 BOD minutes. Motion: Curtis Brown Support: Gary Schoenherr Motion passed 9-0.

7. Directors Reports

President	Dennis Monsere	Dam Safety
Vice-President	Curtis Brown	Legal, Liens and Foreclosures
Secretary	Joshua Morrison	Fish Stocking, Refuse Area (No report provided)
Treasurer	Cathy Brown/Kuba	Insurance, Office, Merchandise, Personnel
Director	Norman Belli	Security, Water Patrol
Director	Matthew Cook	Assistant Treasurer, Lake Ecology, Building Permits
Director	Larry Hunt	Storage Area, Campground, Rental Docks
Director	Paula Nowak	Activities, Communications, Housekeeping
Director	Gary Schoenherr	Maintenance

8. Unfinished Business: None

9. New Business:

Motion #2: Allocate funding for repair of the maintenance department pickup truck. Motion: Gary Schoenherr Support: Curtis Brown Motion passed 9-0.

Motion #3: Allocate funding for 2017 lake weed treatment and associated permit. Motion: Dennis Monsere Support: Cathy Brown/Kuba Motion passed 9-0.

Motion #4: Allocate funding for a new motorized hoist for the dam. Motion: Dennis Monsere Support: Cathy Brown/Kuba Motion passed 9-0.

Motion #5: Allocate funding for the Ox Roast raffle prizes and license. Motion: Paula Nowak Support: Gary Schoenherr Motion passed 9-0.

Motion # 6: Deny the request from Moffatt Township for FLPOA to contribute funding to cover the cost overrun of the recent road repair project. Motion: Dennis Monsere Support: Gary Schoenherr

Directors Dennis Monsere, Catherine Brown/Kuba, Paula Nowak and Gary Schoenherr voted Yes, Directors Curtis Brown, Joshua Morrison, Norman Belli, Matthew Cook and Larry Hunt voted No. Motion failed 5-4.

10. Public Comment

A resident complained about trespassing by persons travelling in canoes, kayaks, etc. on the Rifle River. The Board suggested that the Sheriff should be contacted.

11. Motion to Adjourn:

Motion: Dennis Monsere

Support: Joshua Morrison

Time: 10:45 AM

FLPOA BOD MEETING MINUTES

DATE: May 13, 2017

1. **Call to Order** **Time: 9:05 AM**

2. **Pledge of Allegiance**

3. **Roll Call** **Absent: None** **Quorum: Yes**

4. **Condolences:** Edward Atwell, Cristine Konior

5. **Forest Lake Road Update**

Moffatt Township will be discussing their plans for 2017 road improvements at their next Board Meeting on Monday May 15, 2017. Please plan on attending if you are interested what Forest Lake road projects may be scheduled for this year.

6. **Review of previous meeting minutes**

Motion #1: Approve the March 11, 2017 BOD minutes.

Motion: Cathy Support: Paula Motion Passed 9-0

7. **Directors Reports**

President	Dennis Monsere	Dam Safety
Vice-President	Curtis Brown	Legal, Liens and Foreclosures
Secretary	Joshua Morrison	Fish Stocking, Refuse Area
Treasurer	Cathy Brown/Kuba	Insurance, Office, Merchandise, Personnel
Director	Norman Belli	Security, Water Patrol
Director	Matthew Cook	Assistant Treasurer, Lake Ecology, Building Permits
Director	Larry Hunt	Storage Area, Campground, Rental Docks
Director	Paula Nowak	Activities, Communications, Housekeeping
Director	Gary Schoenherr	Maintenance

8. **Unfinished Business:** None

9. **New Business:**

Motion #2: Allocate funding for inspection of the dam and a report by Shellenbarger Engineering and Surveying.

Motion: Dennis Support: Curtis Motion Passed 9-0

Motion #3: Allocate funding for 2017/2018 fiscal year fish stocking.

Motion: Joshua Support: Dennis Motion Passed 9-0

Motion #4: Allocate funding for repair of the Maintenance Department tractor.

Motion: Gary Support: Curtis Motion Passed 9-0

Motion #5: Approve the budget for the 2017 fiscal year.

Motion: Cathy Support: Joshua Motion Passed 9-0

10. **Public Comment**

Several residents, and Security personnel, participated in a lengthy discussion regarding the new hours and responsibilities for the Security Department. Residents were concerned that response time for medical emergencies would increase since Security

staff will no longer be available for duty 24 hours per day. Some security staff indicated that the pay rate for “on call” duty was inadequate and on call duty restricted their leisure activities. Access to the AED was also a concern. Residents suggested that the Board should reconsider the changes and schedule a special open meeting to discuss the issues. The Board will review the issues.

A resident suggested that the Board should not allocate funds for fish stocking and should use donated funds instead. The Board responded that profits from the ice fishing contests are donated to the fish stocking fund.

Security indicated that swim area safety buoys are sinking and should be checked to make sure they are readily visible.

The Board was requested to review a previous lawsuit regarding property “for sale” signs and indicate what the current policy is.

The private/public classification of the beach was questioned. The Board stated that the beach is public in order to maintain our non profit status.

Some campers asked about overflow parking in the Campground. The issue was resolved by the Campground Director after the meeting.

11. **Motion to Adjourn:** Motion: Dennis Support: Curtis Time:10:55AM

Annual Forest Lake Board of Directors Meeting July 8, 2017

Call to Order

Time: 9:01AM

Pledge of Allegiance

Invocation: Alyce Ortel

Roll Call of Directors

President	Dennis Monsere	Dam Safety
Vice-President	Curtis Brown	Legal, Liens and Foreclosures
Secretary	Joshua Morrison	Fish Stocking, Refuse Area
Treasurer	Cathy Brown/Kuba	Insurance, Office, Merchandise, Personnel
Director	Norman Belli	Security, Water Patrol
Director	Matthew Cook	Assistant Treasurer, Lake Ecology, Building Permits
Director	Larry Hunt	Storage Area, Campground, Rental Docks
Director	Paula Nowak	Activities, Communications, Housekeeping
Director	Gary Schoenherr	Maintenance

Introduction of the Sergeant of Arms: Kevin Kazcmereck

Owners Quorum: Article VI Section 4 of the By-Laws states: “The presence of fifty (50) members, either in person or by proxy, shall constitute a quorum for the transaction of business at an Annual Meeting”.

Parliamentary Procedure: The President did not receive any correspondence ninety (90) days prior to the meeting date, therefore, according to Article VI Section 5 of the By-Laws, the Agenda will be as set forth, unless motioned otherwise by a Board Member.

Approval of the minutes from the BOD’s May 13, 2017 meeting

Motion: Cathy Second: Larry Motion Passed 9-0

Purpose of the Annual Meeting: To elect three (3) candidates to the Board of Directors.

Introduction of Candidates: Catherine Brown/Kuba, Paula Nowak, Joseph Hoshaw and Robert DelPapa (absent).

President’s Report

I would like to thank the current members of the Board for the time that they have volunteered over the past year. Their dedication helps to make Forest Lake a great community and keeps our association running smoothly. Our employees and the many volunteers also do their part to maintain our facilities, make improvements and provide many activities for everyone to enjoy. Special thanks to Paul and Dottie Klimek for taking over as chairpersons for the Ox Roast.

Two of our Board members have served for many years but decided to run for election again. Thank you Paula and Cathy for your continued commitment to Forest Lake. Gary Schoenherr has served on the Board for nine years and has decided to retire. Under Gary's direction the Maintenance department has done a great job in maintaining our facilities and completing many improvement projects. Gary has assembled a good crew that is capable of working on many projects which would normally have to be contracted out. Our association is very fortunate to have a cost efficient and capable Maintenance Department. Congratulations Gary on your retirement. Hopefully your list of home projects won't drastically increase and you will be able to spend more time golfing.

The Board of Directors has decided to close the burn pile this summer as a courtesy to our campers. We also decided to secure the access to the pile since we received a letter from the Michigan DEQ citing two complaints regarding construction debris, cardboard, etc. within the brush pile. If there is another incident of improper material in the pile our association may be subject to fines or other disciplinary action by the State. When the burn pile is reopened in the fall we will provide access only on specific days similar to our trash disposal site. All loads of brush will be monitored by Security or Maintenance for improper materials. Thank you in advance for your cooperation.

Security will be monitoring the boat launch this year in lieu of volunteers. Please remember to close and lock the gate if you use the boat launch. If you notice a boat without a sticker at either boat launch, or on the lake, please call security.

The Board welcomes new ideas so please consider running for the Board next spring.

Introduction of the Voting Committee and the Election Results

Voting Committee: Mark Kuschyk, Ann Burkel, Annette Kazcmereck, Gloria Brunzel

Election Results:

Catherine Brown/Kuba 254 Paula Nowak 320 Joseph Hoshaw 296 Robert DelPapa 165

Public Comment

A resident had complaints about there being too many signs in people's yard which violates the rules of the Covenant. This issue will be discussed further among the board.

There was also a complaint about rafts being out too far on the lake. This issue is also being looked into by the board.

Another complaint was discussed involving quiet time at the campground. A group was playing kickball after 10:00PM and they were told that they had to stop.

FLPOA BOD MEETING MINUTES

DATE: Aug 12, 2017

- 1. **Call to Order** **Time: 9:00 am**
- 2. **Pledge of Allegiance**
- 3. **Condolences:** Dean Ives
- 4. **Roll Call** **Absent: Dennis Monsere, Joshua Morrison** **Quorum: Yes**
- 5. **Review of previous meeting minutes**

Motion #1: Approve the July 8, 2017 BOD minutes. (Motion tabled until November BOD meeting)

6. Directors Reports

President	Curtis Brown	Maintenance
Vice-President	Larry Hunt	Storage Area, Campground
Secretary	Dennis Monsere	Dam Safety
Treasurer	Cathy Brown/Kuba	Insurance, Office, Merchandise, Personnel
Director	Joseph Hoshaw	Legal, Liens and Foreclosures
Director	Norman Belli	Security, Rental Docks
Director	Matthew Cook	Assistant Treasurer, Lake Ecology, Building Permits
Director	Joshua Morrison	Fish Stocking, Refuse Area
Director	Paula Nowak	Activities, Communications, Housekeeping

- 7. **Unfinished Business:** None
- 8. **New Business:**

Motion #2: Allocate funding for concrete repairs at the dam and spillway by Wobig Construction. Motion: Curtis Support: Larry Motion passed 7-0.

Motion #3: Allocate funding for Swansons Excavating to install a new drainage structure and 8” drain on the east side of Sandpiper Drive. Motion: Curtis Support: Matt Motion passed 7-0.

Motion #4: Allocate funding for Swansons Excavating to provide a new gravel surface parking area at Wolverine Park. Motion: Curtis Support: Larry Motion passed 7-0.

Motion #5: Allocate funding for Pierson Plumbing Service to install a new 75 gallon quick recovery hot water tank for the campground. Motion: Curtis Support: Larry Motion passed 7-0.

9. Public Comment

The general discussion included possible changes to the covenants, need for a blight ordinance, fall tree trimming, phase 3 road work, pole barn size limit, permit for an outbuilding, new hours of operation for the burn pile and the lack of water patrol.

FLPOA BOD MEETING MINUTES

DATE: Nov. 4, 2017

- 1. **Call to Order** **Time: 9:00 am**
- 2. **Pledge of Allegiance**
- 3. **Condolences:** Greg Kozloski, Emil Lewis
- 4. **Roll Call** **Absent: None** **Quorum: Yes**
- 5. **Review of previous meeting minutes**

Motion #1: Approve the August 12, 2017 BOD minutes. Motion: Dennis, Support: Cathy,
Motion passed 9-0.

6. **Directors Reports**

President	Curtis Brown	Maintenance
Vice-President	Larry Hunt	Storage Area, Campground
Secretary	Dennis Monsere	Dam Safety
Treasurer	Cathy Brown/Kuba	Insurance, Office, Merchandise, Personnel
Director	Joseph Hoshaw	Legal, Liens and Foreclosures
Director	Norman Belli	Security, Rental Docks
Director	Matthew Cook	Assistant Treasurer, Lake Ecology, Building Permits
Director	Joshua Morrison	Fish Stocking, Refuse Area
Director	Paula Nowak	Activities, Communications, Housekeeping

- 7. **Unfinished Business:** None
- 8. **New Business:**

Motion #2: Authorize payment to ABS Automotive for new tires for the Dodge Nitro security vehicle. Motion: Norm, Support: Larry, Motion passed 9-0.

Motion #3: Allocate funding for rebuilding the boat docks at Wolverine and Ringneck Park. Motion: Norm, Support: Joshua, Motion passed 9-0.

Motion #4: Allocate funding for repair of a maintenance department lawnmower by Cards Equipment. Motion: Norm, Support: Josh, Motion passed 9-0.

Motion #5: Allocate payment to the Arenac County Road Commission due to the cost overrun of the October 2016 road repair project. This motion is required to authorize payment since Motion No. 6 (to deny payment) of the March 11, 2017 meeting previously failed. Motion: Larry, Support: Joshua, Motion passed 6-3, Directors Monsere, Brown- Kuba and Nowak voted NO.

9. Property Owner's Comments

The following issues were discussed:

- Beginning next year the FLIP will be published 3 times per year on a trial basis. The majority of owners present requested that the current 4 issues per year be maintained.
- Several issues regarding the Security Department were presented by the owners: Evening on call duty eliminated, house checks apparently do not include up close inspection of buildings, security phone not answered after hours, No Hunting on common ground is not adequately enforced, four wheelers on common ground not enforced, cars without FL stickers are allowed to park on the dam road, occasional night security patrols were suggested, campground quiet time rules are not enforced, the restrictive covenant rules regarding signs on private lots is not enforced, persons who cause trouble on the beach are not required to leave the beach. An article in the FLIP which describes the new Security Department procedures, policies etc. should be provided.
- Private beach signs have been removed. Replacement signs indicating that the beach is private property and that rules will be enforced, etc. were suggested.
- The persons sponsoring the Corn Roast should clean the pavilion area after the event is over.
- Storage area identification sticker rules are not being enforced and several "Junk" items have apparently been abandoned in the storage area. Over 50% of stored items do not have current year stickers. Storage area policies should be reviewed and updated.
- One private swim raft was anchored far from shore this summer and therefore presented a safety hazard. A notification to lake front property owners to use common sense when locating rafts was suggested. Reflectors or solar lights on rafts should also be considered.
- Long range planning by the BOD has apparently been eliminated.
- Campers that violate the rules should be penalized in some manner.
- Unsafe water skiing was observed on the lake multiple times this summer.
- Owners that rent property may be allowing renters to have boat launch access.
- Weed growth in the lake was excessive again this year. A second weed treatment which was in the budget should be implemented next year.
- The acoustics in the club house are poor and heating, ventilation and lighting systems may have exceeded the normal service life. A professional inspection to determine building deficiencies should be considered.