

**FLPOA BOD MEETING MINUTES**

**DATE: March 10, 2018**

- 1. **Call to Order** **Time: 9:06 am**
- 2. **Pledge of Allegiance**
- 3. **Condolences:** Robert Ribnicky, Clarence Sinkowski, Eulah Burge, Judy Ballew, Elvira Penntingill, Bill Cuthbert
- 4. **Roll Call: Larry Hunt, Norman Belli, Matthew Cook, Joshua Morrison absent.**

**Quorum: No**

- 5. **Review of previous meeting minutes**

**Motion #1:** Approve the November 4, 2017 BOD minutes. Motion tabled.

**6. Directors Reports**

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

- 7. **Unfinished Business: None**

**8. New Business:**

Various methods for controlling geese at the beach areas were discussed. All previous attempts have only worked for short periods of time. The Board indicated that the noise emitting units at the west end boat launch will be activated earlier this spring. A freezer, cake rack, coat rack and artificial fireplace were removed from the clubhouse by the maintenance department. The activities director requested that all items be returned. The Board has investigated changing the restrictive covenants and has determined that it would be impractical to make changes since 100% property owner approval would be required for the majority of the subdivisions. Therefore the restriction regarding for sale and advertising signs will be enforced.

**Motion #2:** Allocate funding for attorney fees. Motion tabled

**Motion #3:** Allocate funding for two (2) lake weed treatments and associated permit for 2018. Motion tabled.

**Motion #4:** Motion to create a new fish stocking checking account. Signatures for the account will be the Treasurer and the Director in charge of fish stocking. Motion tabled.

**Motion #5:** Allocate funding for the Ox Roast raffle prizes and license. Motion tabled.

## 9. Public Comment

A resident reported that heavily loaded log trucks were observed on Wilderness Drive recently. The resident was advised to contact the Road Commission and the State Police. A resident asked if the security department was still using the defibullator and the Board advised that the unit was used recently and still kept in the security vehicle. A resident asked how employee applicants are interviewed. The Board advised that the personnel director and the director responsible for the job position hold a joint interview with the applicant. A request was made for a new shelf in the clubhouse, donations for the library in the FL Office and a new addition to the Office for document storage. The security department requested a meeting with the Board to discuss procedures for patrolling the beach and campground areas. A resident indicated that a seawall contractor is interested in doing work for FL residents but the west end boat launch would need some gravel fill at the end of the concrete slab to accommodate launching of his barge. The resident asked if the Board would consider paying for the work to improve the boat launch. A resident asked what was the status of the investigation regarding possible lake dredging in shallow areas. The Board indicated the costs for dredging were being investigated. Some residents indicated they would be interested in volunteering for water patrol and they were advised to contact Norm Belli.

10. **Motion to Adjourn:** Motion: Paula Nowak, Support: Curtis Brown, Time: 10:47 am

**FLPOA BOD MEETING MINUTES**

**DATE: May 12, 2018**

- 1. **Call to Order** **Time: 9:01 am**
- 2. **Pledge of Allegiance**
- 3. **Condolences:** James Kelley, Curt Karaban
- 4. **Roll Call** **Absent: Dennis Monsere, Joshua Morrison** **Quorum: Yes**
- 5. **Review of previous meeting minutes**

**Motion #1:** Approve the November 4, 2017 and the March 10, 2018 BOD meeting minutes. Motion: Matthew, Support: Paula, Motion passed 7-0.

6. **Directors Reports**

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

- 7. **Unfinished Business:** Removal of items from Clubhouse, all items have been retained and everything is OK.
- 8. **New Business:**

**Motion #2:** Allocate funding for attorney fees. Motion: Joe, Support: Matthew, Motion passed 7-0.

**Motion #3:** Allocate funding for two (2) lake weed treatments and associated permit for 2018. Motion: Matthew, Support: Larry, Motion passed 7-0.

**Motion #4:** Motion to create a new fish stocking checking account. Signatures for the account will be the Treasurer and the Director in charge of fish stocking. Motion: Cathy, Support: Matthew.

**Motion #5:** Allocate funding for the Ox Roast raffle prizes and license. Motion: Paula, Support: Cathy, Motion passed 7-0.

**Motion #6:** Motion for Reids Heating to install new furnaces and AC in the clubhouse. The funding for this work shall be paid with the PNC Pavilion Fund and the remaining amount will come from the general fund. Motion: Larry, Support: Norm, Motion passed 7-0.

**Motion #7:** Motion for \$50.00 per day charge for the use of the AC when renting the clubhouse.  
Motion: Larry, Support: Norm, Motion passed 7-0.

**Motion # 8:** Motion to approve the 2018-2019 budget. Motion: Cathy, Support: Matthew,  
Motion passed 7-0.

**New BOD Candidates for the 2018 Election:**

Robert Delpapa, Larry Hunt, William Roth, Ron Swagman, and Debbie Wojie have accepted their nomination to the Board of Directors.

**9. Property Owner Comments**

The following items were discussed:

- A resident commented that a property owner has several chickens in a coop. This may be a Township ordinance violation.
- The swim platform shifted during the winter and Lighthouse Construction has been contacted to make repairs.
- A resident asked how many quotes were obtained for the new Clubhouse furnaces with AC. Three quotes were received.
- A resident asked where the roasters are stored. They are stored in the clubhouse.
- A resident suggested that the Clubhouse windows should be replaced and additional insulation should be installed. Both improvements would reduce heating and cooling costs.
- The coyote decoys at the west end should be moved weekly to be effective.
- A new Ox Roast chairman will be required for 2019.
- A fishing contest will be held in June.
- A resident commented that he purchased a new boat that was too large for his current rental dock assigned to him. He requested reassignment to the dock currently assigned to the boat he purchased.

**10. Motion to Adjourn:** Motion: Paula, Support: Larry. Time: 9:37 am

**Annual Forest Lake Board of Directors Meeting      July 14, 2018**

**Call to Order**

**Time: 9:30 AM**

**Pledge of Allegiance**

**Invocation: Alyce Ortel**

**Roll Call of Directors: All present.**

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

**Introduction of the Sergeant of Arms:** Max Worden

**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 July 8, 2017 meeting**

Motion: Dennis, Second: Larry Motion passed 9-0.

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

**Introduction of Candidates:** Ronald Swagman, William Roth, Debra Wojie, Larry Hunt and Robert DelPapa.

**Presidents Report**

My wife and I have been permanent residents in Forest Lake for 27 years. In the 27 years I have watched Forest Lake evolve into the Community it is today. My children would have a 1 hour bus ride to school because there were not enough school children residing in Forest Lake to fill a school bus. Today there is a bus route dedicated to Forest Lake. In the winter there were barely any residents that would be here all winter long. In the first spring that we were here my 2 year old daughter looked out the window and said look people as they walked down the road. Today we still have the snowbirds that travel south for the winter but there are plenty of residents who now are full time residents and commute to their jobs daily.

In the 27 years the property ownership has dropped significantly but there are more full time residents than there was 27 years ago. That being said that is one important issue that all Board

Member needs to take into consideration when making financial decisions and planning for the future for Forest Lake residents.

The current Board of Directors is very diverse in age. It has been a pleasure working with all of them this past year. There were times that we disagreed on issue but in the end we were able to work through our disagreements and make the Association run very well. There are 2 Board Members who were born and raised in Forest Lake those being Matt Cook and Josh Morrison. There are also 2 Forest Lake residents that serve on the Moffatt Township Board. It is good to see our residents being involved and serving their Community in many ways.

I would like to wish all of the 5 candidates good luck today in the election.

President, Curtis Brown

### **Director's Reports**

#### **Maintenance**

The Maintenance Department has gone thru some employee changes. Dan Mancani, Dave Richards and Roger Huff are now working contingent for maintenance. Nate Harrison is now working with Phil for the summer. Angie Cook was hired for housekeeping but due to her school schedule Angie had to resign and Linda and Roger Huff has taken on the majority of the housekeeping responsibilities with Phil and Nate covering the campground. Thanks to all of you for your services.

The boat docks at Ringneck Park and Wolverine Park were rebuilt this past winter. The Board decided to update the heating system and added central air to the clubhouse this spring. Within the past 2 weeks we have learned that one of the septic drain fields for the clubhouse is bad and needs to be replaced. Swanson Excavating will be starting that project next week. Both pickups were due for new tires which were installed this week. Just to maintain Forest Lake buildings, equipment and property is a large expense of the budget so we have to carefully plan our improvements and still have money for unknown expenses such as the drain field.

I would like to thank the ladies in the Garden Club for their hard work adding to the landscape of our parks and beaches .

President, Curtis Brown

#### **Dam Safety:**

Last summer Wobig Construction of Saginaw completed concrete repairs to the dam and spillway as recommended by the engineering firm that inspected the dam. The cost of the repairs was \$5,115. Repairs were performed at five (5) locations on the dam structure and one

(1) major crack near the end of the spillway was also repaired. The condition of the spillway slab joints will be inspected this year by the maintenance department and new joint sealant will be installed as necessary.

Secretary, Dennis Monsere

**Treasurer's Report:**

The Association is current with all of it's financial obligations.

With the purchase of air conditioning for the Club House, the Board decided to transfer the Pavilion Fund Account monies to the General Fund Account to cover most of the cost. The Pavilion Fund account was started many years ago for the construction of the Pavilion and was also used for the collection of monies for the brick pavers. When both of these projects were completed, I kept the account opened to deposit monies from taking items to the scrap yard by our Maintenance Dept. At the time of transferring the monies, there was well over \$11,000.00 in this account.

Forest Lake is now accepting charge cards for payment on all items (with a minimum purchase of \$10.00). A fee of 3% will be added for processing.

There are still 131 property owners who have not paid their dues...this amounts to \$22,270.00.

**Personnel:**

We are accepting applications for the Maintenance Dept and also for the Housekeeping Dept. If interested, please stop into the Office and fill out an application.

Applications are kept on file for one year.

**Insurance:**

Our Insurance Co. is Fremont Insurance in Fremont, MI, through the Walker Agency in West Branch, MI. They are covering our Auto, Workman's Compensation, Buildings and Directors and Officers.

**Merchandise:**

The closet and display case have been restocked with Forest Lake Merchandise. There are still 2 Cookbooks available, along with plat maps, sweat shirts, tees, hats, caps and visors, jackets, blue jean shirts, and polos. Cool water is also available in the Office.

I would like to thank Sandy Falkenhagen, Sue Hughes, Gerrie Paulson and Sandy Potoczak for their help in choosing items and designs for the merchandise.

A thank you also goes to those who help me take merchandise back and forth to the Club House for the Craft Shows and Ice Cream Social...and also this morning to the Pavilion.

**Office:**

In the Summer, the Office is opened 7 days a week to help serve our members and guests. Office personnel there to help you are Mark Kuschyk, Annette Kaczmarek and Eleanor Lutz.

Please keep the Office informed of any changes in your address, phone, and contact persons.

**Finance Committee:**

I would also like to thank the Finance Committee for their help in preparing the Fiscal Budget each year. The Budget is a guide line of projected income and expenses for the year. During the year, the committee meets to see if we are within the projected amounts. So far all expenses have been paid for out of the General Fund. I wish to thank Asst. Treasurer Matt Cook, Sam Dautermann, Director Joe Hoshaw, Joe Janiski, Gary Jeffery, Sandy Potoczak and John Wieferman for taking the time to help in preparation. And, none of this could be done without the help of Mark for compiling all of the figures for us. Thank you all.

May I have a show of hands of those who wish for me to read the Cash Flow Statement in it's entirety.

If anyone does have any questions....please contact me.

Treasurer, Catherine Brown-Kuba

**Liens & Foreclosures:**

We had 60 Liens in the Fiscal Year, 36 were discharged and we have 24 unpaid Liens.

**Legal:**

The Fiscal Year Legal Expense was \$5,360.00 mainly for two issues that were submitted to our Law Firm, Kerr-Russell for a Legal Analysis.

First, were Forest Lakes restrictive Covenants to see if they could be changed. We would need 100 percent voting yes for a change. Second one was Our Main Beach and the privacy signs in conjunction with our 501 (c)(4) .

501 (c)(4)s are based on sharing recreational facilities with the Community. What is the area of a Community as mentioned in our 501 (c)(4)?

I believe this would encompass Moffatt Township and Arenac County  
If there were property taxes being paid on Forest Lakes Properties it would be collected by Moffatt Township and split up to Standish Sterling Schools and Arenac County. Comment made to me; Why should FL Property Owners pay \$170.00 per year and have people that are not property owners not pay for use our Main Beach?

My Answer; You and I as Forest Lake Property Owners "OWN" 15 to 30 Million Dollars (or maybe more) of Property that we do not pay property taxes on based on the 501(c)(4) ! Who is losing these tax dollars we are not paying; Moffatt Township, Standish Sterling Schools and Arenac County.

For the few people that are not property owner that are using OUR Beach, do you want to endanger OUR 501 (c)(4)? I believe we should just make sure we have enough Security to handle the trouble makers.

I have copies of the Legal Analysis of the 501 (c)(4) from Kerr-Russell our Attorneys available after this meeting if anyone is interested in reading it.  
Also, I have a Drone Video of Forest Lake Made for me by Rick Vogtmann. I will seek the New Board of Directors Approval to show it after the August Board Meeting! THANK YOU!

Director, Joseph Hoshaw

**Security:** The security team has had a very good year. We have a couple of new team members that have settled in well. We met with the Sheriff and have a very good understanding of what is expected from security.

**Docks:** The docks in the C dock area are a concern and have caused issues due to sizing. The Board has already discussed this and has approved making adjustments during the off season.

Director, Norm Belli

**Building permits:** 27 applications were submitted in the past year. These included 20 garages/storage buildings/sheds, 5 home additions and 2 new constructions. 2 permits were denied due to setback distance issues. One property owner had their owner's right suspended in the past year due to failure to complete exterior construction in the allotted time but that has since been completed.

**Lake Ecology:** We are in the second year of our 3 year contract with our current vendor for lake treatment. Lake was just treated on June 26<sup>th</sup> and we have another treatment scheduled for early to mid-August.

Director, Matt Cook

## Activities:

- Since most of the last year events have been printed in the FLIP, posted on Bulletin Board or Emailed I am only going to touch on a few items. UNLESS, you'd rather I read the entire years worth of activities and events.....
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- I want to start off by saying THANK YOU to every person who has volunteered / helped out with events this past year, in any way no matter how small. You know who you are! Every bit helps.
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- WE need new blood to step up to the plate and take over some events/activities..Chair(s) needed for several events in 2019: Including the OX ROAST, Booze Raffle, Ice Crème Social, Bonfire on the Beach.... As we are losing volunteers or chairpersons for these events it is possible that many will be canceled. Volunteers are always welcome at events.
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- Picnics in the Park - July 18, August 15...Grill ready at 5:30 - EAT @ 6:00 Bring a dish to pass, meat to cook on grill and own table settings and BYOB
- 
- Pontoon Tie Offs – LAST Tuesday of the months of July 24, August 28. Meet at 6:00 at West End. Do not need a pontoon to attend. Bring snack to share and BYOB. Weather depending... September 25, 3:00 TBA
- Adopt the Highway - Thursday September 27. Last one for this year.
  
- NEW ACTIVITY Family Movie Night – ALL PG movies. Two movies shown 2<sup>nd</sup> Friday of months July – August.
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- Kids books available in the cabinet outside the office. Donations to it are welcome.
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- Thanks to Don & Tammy Whitmire, who are putting on a NEW YEARS EVE PARTY – Dec 31<sup>st</sup> 8-1. Tickets for sale at Ox Roast \$25 each includes DJ, Hearty H'orderves, Champagne Toast at Midnight, Party Favors, Gift Basket Give Aways. BYOB 90 tickets available.
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- Check out the library in the office if you need a book to read. If you have books to donate, please contact Gail Schoenherr. Don't leave them in office. Gail keeps the shelves stocked and neat, your help is appreciated in doing the same.
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- If you're a new property owner and have not been welcomed please contact Bev Baumgart or Diane Huckins.
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- Don't forget to watch the weekly and monthly events posted or emailed. If you're not on the email list just let me know to add you. For those that have my email please update it to gmail instead of aol.
- 
- Calendar of Events are available/ ALL events are subject to change or cancellation. Photos of events to share with others can be posted on the wall boards in Clubhouse or Office. Watch the FLIC, FLIP, Emails and Bulletin Boards for Info. Enjoy the weekly and monthly activities.
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- Have a good afternoon in the Park, enjoy the food and drinks and win lots of raffles. Don't forget the Yum Yum Ice Cream Truck with be here also to help you cool down.

Director, Paula Nowak

### **Introduction of the Voting Committee and the Election Results**

Ronald Swagman: 403, William Roth: 185, Debra Wojcie: 296, Larry Hunt: 170, Robert DelPapa: 334

### **Public Comment**

A resident asked for an explanation of why the Board voted to pay one third of the extra cost which was incurred during the 2016 Forest Lake road sink hole repair project. (A motion to deny the request for payment to the Township was made at the March 2017 BOD meeting and the motion failed 5-4. A motion to make payment in the amount of \$2,615.21 was made and passed 6-3 at the November 2017 meeting.) Refer to the March 2017 meeting minutes for documentation of the argument made for denying payment. One Board member indicated that he talked to the Road Commission and decided to vote for the payment in order to maintain a good relationship with the Road Commission and the Township.

A resident complained about a neighbors home that is being used as a rental property. Noise and trespassing have been an issue. The Board indicated that rentals do not appear to violate the Covenants restriction regarding commercial business operations. The Township currently does not have a noise ordinance.

A resident questioned why lake weed treatment signs were not posted. The signs were posted and removed after the water contact ban had expired.

A resident suggested that the safety buoys at the swim areas do not meet current requirements and should be replaced.

Noise complaints regarding the annual 4th of July laser show put on by a resident has resulted in cancellation of future shows.

**Motion to Adjourn:**

**Time: 10:30 am**



**FLPOA BOD MEETING MINUTES**

**DATE: Aug 11, 2018**

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

**Motion #1:** Approve the May 12, 2018 BOD minutes. Motion: Ron, Support: Paula, Motion passed 9-0.

**6. Directors Reports**

<b>President</b>	<b>Matt Cook</b>	<b>Storage Area</b>
<b>Vice-President</b>	<b>Joe Hoshaw</b>	<b>Legal, Liens and Foreclosures</b>
<b>Secretary</b>	<b>Joshua Morrison</b>	<b>Fish Stocking, Refuse Area</b>
<b>Treasurer</b>	<b>Cathy Brown-Kuba</b>	<b>Insurance, Office, Personnel</b>
<b>Director</b>	<b>Norman Belli</b>	<b>Security, Rental Docks</b>
<b>Director</b>	<b>Ron Swagman</b>	<b>Lake Ecology, Building Permits, Dam Safety</b>
<b>Director</b>	<b>Debra Wojie</b>	<b>Assistant Treasurer, Merchandise</b>
<b>Director</b>	<b>Robert Delpapa</b>	<b>Maintenance, Campground</b>
<b>Director</b>	<b>Paula Nowak</b>	<b>Activities, Communications</b>

7. **Unfinished Business:** None

8. **New Business:**

**Motion #2:** Allocate funding for Swanson’s Excavating to install a new drainage field and septic tank for the old clubhouse. Motion: Ron, Support: Norm, Motion passed 9-0.

**9. Public Comments:**

A property owner brought up digitizing our documents within the lake which we have discussed many times with no action yet taken.

A property owner noticed approximately 1,000 dead perch found near the boat docks. Has happened before. Likely a natural cycle. Can look into reporting procedure with the DNR

Concern: Fish stocking and non-property owners coming to our lake and fishing. Reiterated that Forest Lake does not own the water and many people come out to the fishing tournaments and contribute to fish stocking.

Concern: Property on Otter Trail that has not been kept up on. No ordinances within Moffatt Twp. Possibility that we could do something through health department due to health hazards. Garbage is in the water down by the seawall.

Concern: Homeowners are renting out property and giving keys to the boat launch. We do not have water patrol anymore. Seeking Volunteers. Idea proposed of developing a rule book for property owners. It was stated that this information is in the By-Laws. Possibility of handing them out to new homeowners.

Concern: Wondering why we need to dredge the lake.

Answer: There is a lot of silt and settlement that can be seen when water levels are lowered. Some areas of the lake are dangerously low.

Concern: Speeding in Forest Lake.

We are zoned Residential Recreational. Our speed limit signs were not officially posted. They were posted by the lake and not the county. However, it was approved by the county.

Concern: At corner of S. Forest Lake and Seder Rd. there is a boat launch sign that is hard to see due to trees blocking it.

Concern: Pontoon boat is sinking in the water near the beach. Concerns about being a hazard.

**Motion to Adjourn:** Motion: Ron

Support: Robert

Time: 10:02am

X

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Matthew Cook  
President

X

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Dennis Monsere  
Interim Secretary

**FLPOA BOD MEETING MINUTES**

**DATE: Nov 3, 2018**

- 1. **Call to Order** **Time: 9:11 am**
- 2. **Pledge of Allegiance**
- 3. **Condolences:** Gary Judson, Lois Gudobba, Dennis Moulton, Tom DiMuro, Mary Slusher, Steven Greene, Warren Smith.
- 4. **Roll Call** **Absent: Joshua Morrison** **Quorum: Yes**
- 5. **Review of previous meeting minutes**  
  - Motion #1:** Approve the August 11, 2018 BOD minutes. Motion: Tabled until next meeting.
- 6. **Directors Reports (See attached reports)**

<b>President</b>	<b>Matt Cook</b>	<b>Storage Area</b>
<b>Vice-President</b>	<b>Joe Hoshaw</b>	<b>Legal, Liens and Foreclosures</b>
<b>Secretary</b>	<b>Joshua Morrison</b>	<b>Fish Stocking, Refuse Area</b>
<b>Treasurer</b>	<b>Cathy Brown-Kuba</b>	<b>Insurance, Office, Personnel</b>
<b>Director</b>	<b>Norman Belli</b>	<b>Security, Rental Docks</b>
<b>Director</b>	<b>Ron Swagman</b>	<b>Lake Ecology, Building Permits, Dam Safety</b>
<b>Director</b>	<b>Debra Wojie</b>	<b>Assistant Treasurer, Merchandise</b>
<b>Director</b>	<b>Robert Del Papa</b>	<b>Maintenance, Campground</b>
<b>Director</b>	<b>Paula Nowak</b>	<b>Activities, Communications</b>

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

**Motion #1:** Allocate funding for Initial lake surveys/scans from Restorative Lake Services.  
 Motion: Ron, Support: Cathy, Motion passed 8-0.

**Motion #2:** Allocate funding for dam/spillway joint seals and repairs by Wobig Construction.  
 Motion: Ron, Support: Cathy, Motion passed 8-0.

**Motion #3:** Allocate funding for dam stop board replacement. Motion: Ron, Support: Joe,  
 Motion passed 8-0.

**Motion #4:** Allocate funding for campground bathroom floor retiling done by Morse Clark.  
 Motion: Robert, Support: Joe, Motion passed 8-0.

**Motion #5:** Allocate funding for boat dock repairs and widening of spaces for sections B and C.  
 Motion: Robert, Support: Ron, Motion passed 8-0.

**Motion #6:** Create an official FLPOA Facebook page and 3 administrators- no cost.  
 Motion: Debra, Support: Matt, Motion passed 8-0.

## 9. Public Comment

Concern: The stairway at Wolverine Park is slippery and unsafe. Response: The Board will review options for providing safe access to the boat docks.

Concern: The Forest Lake Covenants do not allow commercial business but some homes are being rented out by online companies. Noise and vehicle parking are major issues. Response: The Board will contact our attorney for advice on how to address the issue.

Concern: Forest Lake security cameras have not been operating for 2.5 years. Response: The Board will review options for updating and monitoring the security camera system.

Concern: The Forest Lake tractor powered generator was not used to power the clubhouse during the recent extended power outage. Response: A new permanent generator for the clubhouse is on the proposed project list.

Concern: The Board has not addressed the need for a new fire resistant document storage area. Response: A new storage room is included in the list of proposed future projects.

Concern: Brian's trail is unsafe. Response: Maintenance has inspected the area and will address the concern.

Concern: Forest Lake residents are not united on issues.

Concern: The pontoon boat which is sinking and has apparently been abandoned adjacent to the beach should be addressed. Response: The Board will contact the homeowner and request that the boat be removed or FLPOA may have it hauled away.

Concern: Dinner Club requests that the clubhouse acoustics issue should be addressed. Response: The acoustics issue and several other clubhouse upgrades are included on the list of proposed future projects.

Question; Who is responsible for opening/closing the clubhouse when security is not on duty? Answer: Security will provide the service but they should be notified one day in advance of the event.

Concern: Security receives requests from Arenac County Central Dispatch for assistance but the Sheriff's office has indicated that they do not want security involved. Response: The Board will contact Central Dispatch and the Sheriff to coordinate what is expected of security.

Concern: A recent weekend clubhouse rental resulted in several issues for the security department including extended hours of use, inspection after vacating the clubhouse and

locking the building when security is not on duty. Response: The Board will review the rental agreement language and develop new policies for security.

Concern: The lighting for the clubhouse access sidewalk is in adequate. Response: The Board will review options for improving the lighting.

**10. Meeting adorned at 10:38 am**

X

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Matthew Cook  
President

X

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Dennis Monsere  
Interim Secretary

## FLPOA SPECIAL BOD MEETING MINUTES

DATE: Nov 3, 2018

1. Call to Order Time: 9:00 am
2. Pledge of Allegiance
3. Roll Call Absent: Joshua Morrison Quorum: Yes
4. New Business:

### Report by Joe Hoshaw

The purpose of this meeting is for the Board of Directors to determine if there should be a ballot sent to all Forest Lake Property Owners for an increase in the amount of the dues assessment late fee from \$5.00 to \$30.00. It is not to change the annual dues assessment fee of \$170.00.

In 1969 (Forest Grove No. 2 sub division), 49 years ago, the annual dues assessment fee was set at \$30.00 and \$5.00 penalty fee was added to the assessments if not paid within 30 days of the due date. Raising this assessment late penalty fee is way overdue!

The requirement is 60% of the property owners must return their ballots and 66 2/3 must vote yes for this issue to pass. Also, the ballot will be sent out with the 2019 annual assessment fee invoice and to include a form for the option to pay by credit card. If the increase of \$30.00 is approved by the Forest Lake Property Owners it would not take effect until the year 2020 dues assessment. (The vote counting would be at the May 11, 2019 regular Board Meeting (or Special Meeting June 8<sup>th</sup> to count ballots only). Voting can be done before 9:00am before the ballot counting begins.

At the present time we have 91 property owners that are delinquent in the payment of their dues with a total of \$47,547.94 which includes late fees, taxes paid and lien fees applied! We will be printing the names of the property owners that are delinquent in their dues and the amount they owe in the next FLIP.

At this time I would like to make a motion to mail out Ballots with the 2019 dues assessment invoice to all property owners of Forest Lake for the opportunity to vote on raising the assessment late fee From \$5.00 to \$30.00.

**Motion #1:** A ballot to be sent out with 2019 dues notices that will amend FLPOA restrictive covenants to reflect an increase in the annual dues late fee from \$5 to \$30. The new late fee will be effective beginning with collection of dues due in 2020.

Motion: Joe Hoshaw, Support: Robert Delpapa, Motion passed 8-0.

**5. Public Comment:**

Question: Does the proposed \$30 late fee apply to each year that dues are late? Answer: Yes.

Concern: The proposed increase in the late fee will not solve the problem of delinquent dues.

Response: Several delinquent property owners pay multiple years dues at one time including the \$5.00 per year late fee. Hopefully the increase in late fee will discourage this type of payment strategy.

Question: Can empty lots be reclaimed by FLPOA if dues are delinquent. Answer: Lots can be reclaimed but the cost is generally more than the lots are worth.

Concern: The cost for liens are not charged to the buyer when properties are sold at a tax sale.

Response: Liens are not enforceable but many times the liens are paid to provide for a clear title when tile insurance is obtained..

**6. Motion to Adjourn:** Motion: Matthew Cook, Support: Catherine Brown-Kuba  
**Time:** 9:11 am.

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X

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Matthew Cook  
President

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X

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Dennis Monsere  
Interim Secretary