

**FOREST LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
June 10, 2023 (Rescheduled July 1, 2023)**

I. CALL TO ORDER

Daniel LeFevre/President called the meeting of the Forest Lake Property Owners Association ("FLPOA") Directors to order at 9:20 a.m.

II. ROLL CALL

Board Members Present: Daniel LeFevre ("LeFevre"), James Kelly ("Kelly"), Vito Manzella ("Manzella"), Debra Wojie ("Wojie"), Gene Ross ("Ross"), Tracy Reitzloff ("Reitzloff"), Ron Swagman ("Swagman"), Daniel Mancani ("Mancani"), Matthew Winberg ("Winberg")

III. REVIEW OF PREVIOUS MEETING MINUTES

Moved by Reitzloff, seconded by LeFevre, motion carried to approve the May 13, 2023, Meeting Minutes as presented.

Voting Yes: LeFevre, Kelly, Ross, Wojie, Manzella, Reitzloff, Winberg, Swagman, Mancani

Voting No: None

IV. DIRECTOR REPORTS

A. Dam Safety (LeFevre) – Refers to project cost spreadsheet (Spicer/GEI) \$676,000.00 costs to date. Discussion as to costs grants will not cover and how that relates to dredging money (\$655,000.00). Trying to work up a hypothetical example for FLPOA property owners should there be a FLLAB assessment. Meeting with EGLE scheduled for August 10, 2023 (closed to public). Question as to Dennis Monsere's role on FLLAB. Response: historical knowledge, checks lake level monitoring device. Question if FLLAB is now solely responsible for grass cutting on spillway/dam property. LeFevre states FLLAB is responsible but must be granted access as FLPOA is still the property owner. Discussion as to easement language and access as it relates to maintain/repair/access the docks/walkways along the dam road. Swagman explains the property is deeded to FLPOA and has insurance coverage. Kelly asks if FLLAB is now in charge of the dam road? Response: the belief is they should be, with authority to assess. The Road Commission does not want responsibility of the dam road. Discussion as to FLLAB contracting dam/spillway property maintenance, etc. employee(s) and liability if utilizing FLPOA employees. Manzella states there is a link/QR code allowing registration/access to upcoming FLLAB webinar, which will also be available on demand after the session. Discussion as to future FLPOA meeting protocols, Q&A time limits (3 minutes), etc. 2021 Special Assessment discussion, mailings went out, meeting held, clear intent and 100% FLPOA Board agreement, no dissenting opinions as there was a USDA deadline, a vote was held afterward in October ratifying unanimous intent/support. Annual Due increase discussion, dues have not been increased since 2002.

B. Legal, Lake Ecology, Fish Stocking, Insurance (Swagman) – Working in the Highlands to construct dredging spoils holding cell. Many trees in the area that will need to be cleared. Also, working in the Seder Inlet area off Maple Ridge Road to construct access road to maintain a

sediment pond and check dam to control contaminants and sediment that may come into Forest Lake. Project remains within budget.

C. Parks and Recreation (Reitzloff) – Several property owner park requests/suggestions: designated dog dock/beach area, kayak launch, pickle ball net/court, fitness trail. Garden Club has worked on signage flower beds at a several parks. Future considerations, parks survey, clean-up day.

D. Campground, Office, Activities (Kelly)

E. Maintenance (Ross) – Muma Logging agreed to pay for the road repair, completed in July.

F. Security, Communications (Manzella) Discussion as to locking up clubhouse processes after rental events. Trailer storage area was audited, thirty (30) boats without rental stickers, contact and six (6) have now paid. A yearly audit of stickers will take place and we will address any abandoned items.

G. Refuse, Merchandise (Wojie) – Conducting an informal audit of refuse/trash deposits. Consider rate increases if found necessary. Merchandise – purchase of shirts for the Ox Roast. No further purchases this year.

H. Liens & Foreclosures (Winberg) – Top ten (10) delinquencies currently have liens on their property. Mailing will go out.

I. Clubhouse, Storage Area (Mancani)

V. NEW BUSINESS

A. Budget

Moved by Kelly, seconded by Manzella, motion carried to approve FLPOA employee wage increases as warranted, new base rates and increase shift premium rate.

Voting Yes: LeFevre, Kelly, Ross, Wojie, Manzella, Reitzloff, Winberg, Swagman, Mancani

Voting No: None

Moved by Kelly, seconded by Manzella, motion carried to approve a FLPOA employee shift premium increase of .25/hour making it .75/hour.

Voting Yes: LeFevre, Kelly, Ross, Wojie, Manzella, Reitzloff, Winberg, Swagman, Mancani

Voting No: None

Moved by Kelly, seconded by Mancani, motion carried to approve the FLPOA budget as adjusted.

Voting Yes: LeFevre, Kelly, Ross, Wojie, Manzella, Reitzloff, Winberg, Swagman, Mancani

Voting No: None

B. CPA Financial Statements - Available

C. Proposed Campground Rules Change – Not discussed

D. Nominations - Gene Ross/Jim Kelly accepted nominations. The Bylaw criteria requiring an election for Winberg's appointed Board seat was inadvertently overlooked. As a result, the FLPOA Board of Directors will appoint two (2) directors to each serve a one (1) year term following the July elections. Three (3) FLPOA members expressed an interest in serving on the Board if appointed: 1. Pat Gordon, 2. Matt Winberg, and 3. Phil Cole. A motion to appoint two (2) FLPOA directors could be considered by the FLPOA Board of Directors at the upcoming Annual Meeting.

E. FLPOA Website – are any changes needed? Do any forms need to be added (rental/service forms) or community data?

F. Office Days/Hours – changed on the website.

G. Pet Friendly Parks – consider a dog friendly dock/beach area. Location to be discussed.

H. Consider FLPOA Approval and Consent for FLLAB Payment of invoices through the USDA-NRCS Professional Services Grant Program.

VII. ADJOURNMENT

Adjourned at 11:50 a.m.


Tracy L. Reitzloff, Secretary
Approved: September 30, 2023



Forest Lake

Forest Lake Property Owners' Association
6180 Bobcat Tr., Alger, MI 48610 989-836-2155

FLPOA Funds Overview As of March 31, 2023

General Operating Accounts.....	\$335,000
<u>Includes:</u>	
Reserve Funds - Logging Proceeds.....	\$100,000
Chippewa Indians Grant – Dam Upgrades.....	\$50,000
Other “restricted \$\$\$”.....	?
Unrestricted General Operating Funds.....	\$185,000
Money Market Account	\$95,000
Special Assessment Account.....	\$300,000
Dam Maintenance Account	\$70,000
Total	\$820,000
Special Assessment Funds – Arenac County.....	\$655,000

Prospective Uses

Reserves: Industry experts strongly encourage HOA’s to maintain emergency funds. Also encouraged are reserve strategies to fund capital spending on a twenty-year rolling basis. For example, if we expect to spend \$200,000 in total over the next twenty years, we should budget to set aside \$10,000 per year.

Improvements: Buildings, vehicles, equipment, furniture, supplies, roads

Dredging: In 2021 based on lake ecology studies and the approval of an FLPOA special assessment, the BOD approved a \$X.X million plan to dredge five inlet areas that had accumulated significant sediment for more than twenty years since our last dredging project. Mechanical dredging proposals were sought, and no bids were received. Hydraulic dredging proposals were subsequently sought, and Savin Lake Services was engaged for a \$X.X million project, with much of the work subject to the return of normal lake levels. With the reallocation of \$655k to the spillway project in June of 2021, most of the work has been on hold until funding is clarified.

D. Wojie

Forest Lake Board Report for 7/1/2023

Refuse:

I will be doing an informal audit of income to make sure all deposits have gone into the account. Are the campground trash cost and personnel cost also being taken into account? Do we need to raise prices? Do we hold off on raising prices until the lake comes back?

Merchandise:

I made a purchase of t-shirts to have on hand for the Ox Roast. I will not be making any more clothing purchases for the remainder of this year. We have a lot of winter items on hand, except for throw blankets.

Tracy L. Reitzloff, Secretary

Parks Report/Future Budget

July 1, 2023

I will be meeting with Kathy Ferguson and Shelly Cole at some point to discuss future park ideas and possibly organize a Parks Clean-Up Day. I have received several requests relating to the parks. Some are: a designated area where dogs can access the water, kayak launch, pickle ball removable net (if space allows) at the basketball courts, and an exercise/fitness course/trail.

The Garden Club has been working on the garden areas around the signage at some parks (Wolverine, Whippoorwill). I will be meeting with Marie VanHemel soon to discuss how the Garden Club can help at the parks and hear ideas. I may want to put notice on Facebook and/or fanout requesting park suggestions/ideas.

I want to thank the maintenance department for their help with the trees at Whippoorwill and the playground equipment work.

1. Whippoorwill bridge, stumps, fallen trees?
2. Ringneck down trees/playground/mowing?
3. Wolverine – add picnic table, bench(es)?

Future budget items could be:

1. Funds for a Volunteer Clean-Up Day (waters, snacks, trash/refuse bags, disposal costs).
2. Maintenance/repair of playground equipment.
3. Dog Park, dock access. This access would not be an enclosed area, just a designated access area. I was thinking of a beach/low dock area where dogs can enter the water. Locations to consider: Ringneck, Wolverine, Highlands, Whippoorwill. These areas have the least traffic. Highlands, with the least traffic, has the potential for beach/dock entry. We would post at your own risk signage stating dogs are to remain under the immediate control of their owner.
4. Several members have requested a pickle ball net that could be placed on basketball court when reserved. We would purchase the net and place boundary lines. The member could sign out the net.
4. Future parks suggestions have also been a fitness trail, kayak launch.