

HORSESHOE LAKE CORPORATION Board of Trustee’s Meeting Minutes

Tuesday, January 8, 2019, at 7:00pm

Northfield Township Community Center 9101 Main Whitmore Lake, MI 48189

Meeting called to order at 7:12 pm by Scott Chisholm

Roll Call –

Present	Absent
Scott Chisholm	
Joe Bennett	
	Bruce LaRue
Brian Trim	
	Julie Kapnick
	Ken Petersberger
Thomas Merrill	
Lori Blanchard	
Mark Caples	
Ken Johnson	
Sandi Bodi	
Susan Bolla	

There was a quorum.

Public Forum - Marty Blank spoke. He wanted to bring to the attention of the board that the accounting in November Treasurer’s report showed the roads as a passthrough. The new by-law passed in June states that all road costs need to be accounted for by the corporation. The board needs to be able to calculate the road dues for next year based on this year’s costs. Response from the board; issue getting the road captains together to implement the changes to the road accounting.

Approval of Agenda –

Announcements - In the 2018 annual meeting there were capital expenditures approved contingent on satisfactorily fixing the boat ramp. A survey was sent out in September to all members with email addresses on file. Discussion was held on the meaning of the results. There is no consensus on the whether the results are valid based on the number of respondents. Joe Bennett motioned to suspend the capital project spend and to send the survey to boat key owners only and the result brought back to the next meeting. Tom Merrill seconded. 7 ayes 1 nay motioned carried.

Julie Kapnick has resigned. Joe Bennett motioned to accept Julie Kapnick’s resignation with regret. Mark Caples seconded. Motioned carried.

Brian Trim motioned to have George Brown to serve out the remaining time of Julie Kapnick’s term. Tom Merrill seconded. Motioned carried.

Approval of Minutes – Tom Merrill motioned to accept November’s 2018 meeting minutes. Sandi Bodi seconded. 7 ayes 2 abstain. Motioned carried.

Clerk's Report/Correspondence – Neighbor issues on the other side of US23. George Brown removed the rock with the police in attendance and then dropped gravel to create a road. Recently, the tenant pushed the gravel away. Police reported a complaint they received to the corporation. Owner of the house has agreed to wait until the spring for the gravel to be leveled.

Treasurer's Report –

Horseshoe Lake Corporation			
Treasurer's Report: 1/8/2019			
		HLC Checking	HLC Money Market
Beginning Balance 12/1/2018		\$3,620.64	\$44,757.41
INCOME			
Dues		\$580.00	\$24,569.30
Delinquent Dues		\$294.50	
Weed Assessments		\$203.00	\$20,188.11
Delinquent Weed Assessments		\$44.42	
Road (Passthrough)		\$866.00	
Miscellaneous		\$85.59	
Gate Keys		\$10.00	
Returned Checks		\$0.00	
Transfer from MM to Checking		\$0.00	
Interest		\$0.00	\$3.81
Total Income		\$2,083.51	\$44,761.22
EXPENSES			
Legal		\$0.00	
Landscaping		\$0.00	
Telephone		(\$15.85)	
Book Keeper		\$0.00	
Electric		(\$19.93)	
Road Dues		(\$866.00)	
HLC Money Market		(\$250.00)	\$250.00
HLC Insurance		\$0.00	
Gate Keys		\$0.00	
PO Box		\$0.00	
Northfield Property Taxes		(\$243.28)	
Aqua Weed		\$0.00	
Tree Service		\$0.00	
George Brown - Reimbursement		\$0.00	
Clerk Fee-George Brown		\$0.00	
Treasurer Fee		\$0.00	
Secretary Fee		\$0.00	
Flowers		\$0.00	
Scott Chisholm-Reimbursement		\$0.00	
Brian Trim-Reimbursement		\$0.00	
Bank Fees		\$0.00	
Boat Launch		\$0.00	
State of Michigan		\$0.00	
Transfer from MM to Checking		\$0.00	
Reimbursement Sandi Bodi		(\$120.00)	
Total Expenses		(\$1,515.06)	\$250.00
Ending Balance 12/31/18		\$4,189.09	\$45,011.22

Brian Trim motioned to accept the treasurer's report for December and January and pay the bills. Seconded from Tom Merrill. 8 ayes 1 abstain. Motion carried.

Money Market is co-mingled with weed assessment, dues and road. George Brown motioned to authorize the treasurer to create separate money market accounts for dues and weeds. Brian Trim seconded. 8 ayes 1 abstain. Motioned carried.

Unfinished Business

- (a) Buoys at Shady Beach – Tom Merrill and Brian Trim will measure when the lake is frozen.
- (b) Christmas Decorating Contest – Sandi Bodi reported 687 Six Mile, Laura and Mark Wealch won again, 2nd place again is 7670 Shady Beach, Lori and Teddy Cowder and 3rd place was awarded to a Perry Chapman at 389 Maplegrove. Brian Trim suggested that next year add a honorable mention and institute a new challenge called less is more.

New Business

- (a) Weed Assessment 2019 Calculation – George Brown has calculated the weed assessment per the by-laws. Delinquency rate increased from 16% in 2018 to 18% 2019. Calculated back lot assessment for 2019 is \$11, a decrease of \$3 from last year, Lake front is \$25 decreased by \$7. Ken Johnson motioned to accept the 2019 weed assessment calculation. Brian Trim seconded. 8 ayes 1 abstain. Motioned carried.
- (b) Foreclosures- We have a blanket lien. Title companies must contact HOA when a property is to be sold. To clear the lien, seller must pay delinquent dues before title can be released. Can we put a something on their credit report? Foreclosure by advertising needs to be discussed with our lawyer. Recommend next step is to update the by-laws to include the ability to foreclose by advertising. Contact credit agencies to investigate adding lines to credit reports. Can the township add our dues and road dues to the tax assessment?

Committee Reports

- (a) Communication
- (b) Beautification – Christmas decoration participants; Laura Misko, Sandi and Scott Bodi, Renee Mulcrone, Brian Trim and Diane Hoover. Renee Mulcrone provided the real greens.
- (c) Lake Weed
- (d) By-Law and TWP. Ordinance Enforcement
- (e) Accesses
- (f) Roads

Subdivision Reports

- (a) Schrum
- (b) Shady Beach
- (c) Leocadia

- (d) Lincoln- A new utility pole has been put in which is 5 times higher. Ken Johnson has been working on the project. As soon as it is completed then more gravel will be brought in to raise the road.

Next Meeting: February 5 at 7 pm, Public Safety Building.

Motioned to adjourn – Sandi Bodi motioned to adjourn. Seconded by Mark Caples. Motioned carried.