

## Minutes of Regular Board of Trustees Meeting of The Horseshoe Lake Corporation August 27, 2021

### Draft

**Item I.** The regular meeting was called to order by President Scott Chisholm at 7:03 PM. (0:03:00 elapsed time on audio recording. Time references will be in elapsed time on the meeting recording.)

**Item II. Roll Call** - The following were present: Joe Bennett, Sandra Bodi, George Brown, Scott Chisholm, Craig Delap, Makenzie Jakubowski, Ken Johnson, Bruce LaRue (late), Mike Laird, Kevin Quinn, and Brian Trim. Mark Caples was absent. **There is a quorum.**

**Item III. Approval of Agenda** - 0:04:30 Discussion of when to add Board Member Comments. Discussion of the Election Committee and needs at Annual Meeting. Addition of Item c. Approval of Proxy Language, to X. New Business. Discussion of which meeting minutes are ready to approve, and Mark Caples's verbal vote vs his intention. Kevin emailed a clip of that audio. June minutes to be tabled. 0:12:45 Sandi motion to approve agenda as modified. Brian 2nd. All Ayes. motion passed.

**Item IV. Announcements** - 0:13:05 **Sandi:** Beautification Volunteers BBQ is 9/19/21 4 pm in Leocadia, invited by Kenny. Trick or Treat on the Trail is October 16. Ken Johnson asked what lake level is for Jack Linehan. Legal level set by the court is 8.25" above George's stake. Discussion redirected to Item a of IX. Unfinished Business.

**Item V. Public Forum (Guest Comments)** - 0:19:35 **Brian Anthony** from Schrum sub is interested in getting involved and will run for Bruce's seat. **Faith** wondered if anyone was interested in changing the garbage collection because GFL is ending service to Livingston County. Do we want to consider Duncan? Brian says we have an arrangement with GFL, but he will get a quote from Duncan. Faith also asked about the keyhole situation based on Ken Dignan discussion with Pat Kelley.

**Item VI. Approval of Minutes** - 0:26:05 Brian adds note about Everglades when lake floods. Sandi motion to approve July minutes as corrected. Joe 2nd. All Ayes. Craig abstains. Motion passes. Brian motion to table June minutes until the October meeting. Craig 2nd. All Ayes. motion passes. table approving the minutes until the next meeting. Joe 2nd. All Ayes. No opposed. Brian abstains. Motion passes.

**Item VII. Clerk's Report/Correspondence** - 0:29:15 Delinquent dues down to \$33K from \$56K. Kelley property is not current, so previous deal about interest forgiveness should be voided.

**Item VII. Treasurer's Report** - 0:31:30 Joe went over the balances and expenses. Joe is expecting one more weed bill. Bruce emails weed updates to HLC Clerk email, not posting to the HLC website. 0:37:45 Brian motion to approve the treasurer's report and pay the bills. Kevin 2nd. All Ayes. Motion passed.

**Item IX. Unfinished Business - a. Red Flag Levels** - 0:38:00 Scott says according to Harry Sheehan from the Washtenaw Drain Commission, legal lake level should be 897.23 ft above sea level. In 1988, the baseline for surveying vertical coordinates changed so the level converted to 896.84 ft above sea level. George's stake is 896.15. The bottom of the weir is 895.26. Brian says the weir is open all the time, and they put board in when the level needs to be raised. Bruce says it looks like the opposite. Kevin asks is there an acceptable range of lake level? George's stake is supposed to be at the bottom of the weir. Scott says the board should set a level, and that more research needs to be done before this can be finalized. Brian has received requests for a flag on the natural side so they can see that it is the same. George says there needs to be a dedicated person to take care of the flag. Kenny says he will do it. Kevin suggested an explanation of the lake levels determining process for the website. Craig suggested more text for the bulletin board.

0:55:00 Kevin motion to table items b-f until our next meeting. Joe 2nd. All Ayes. Brian abstain. Motion passed.

**Item X. New Business - a. Annual Meeting Agenda and Budget - 0:56:00** Board reviews agenda. Scott says it's pretty similar to last year's annual meeting agenda. Sandi reminds about adding announcements. Scott clarifies that it's announcements from anyone, Item V. Location of meeting clarified to be at public safety meeting due to Open Meetings Act. Joe asks which trustees are up for re-election. In Shady Beach, George and Makenzie's terms expire. Sandi was appointed through 2021, so she must run again also. In Leocadia, Mike needs to run again. In Schrum Bruce and Brian's terms are up in Lincoln, Scott and Mark's term are up.

Board reviews expenses and begins by discussing foreclosure for delinquent dues.

Joe leads discussion of proposed budget. He points out that historic revenue has been \$18K, but this year it was \$25K because of Brian's efforts at delinquent dues. Consensus is to keep revenue projection at \$18K to be conservative. Road dues estimate is \$5K per sub, but it is a pass through, so keep at \$20K. General consensus that the income section will stay the same. Joe clarifies that Aquaweed expense of \$18K has been pretty stable for years, but it is paid for by a special assessment with a complicated formula.

Joe goes through regular annual expenses. Propose increasing PO Box from \$65 to \$100. Propose increasing telephone from \$200 to \$225. Brian brings up changing fluorescent lighting at Shady Beach to LED. Light discussion of electrical usage at Shady Beach. Website Fee to remain at \$180. Scott suggests increasing stamps/office supplies from \$600 to \$1800 to accommodate stamp price increase and possible \$1,000 for member mailing. Legal and Professional fees to go from \$1,000 to \$5,000 with an expected \$4,000 for possible foreclosures. Craig suggests splitting the foreclosure budget out, to make it more public that we will foreclose. Light discussion of merits of splitting it out or not, and also privacy concerns of saying who will be foreclosed, as related to not being a taxing authority, per section 137. Small proposed increase to property taxes based on current year expenses. Discussion of keeping lawn service expense the same at \$4000 and sending a letter to a Schrum resident who repeatedly mowed an access. Insurance budget increased to \$2500, but acknowledged the difficulty of getting quotes.

Review the Capital Projects/Expenses line by line. Brian proposed a line for \$3,000 for gravel to continue to raise Lakeshore Drive. Brian has \$1160 for beautification for flowers, pots, etc. and a water stipend of \$350, picnic table, shoreline steps for Leocadia beach high end (\$200). Beach sand is separate for \$300. Footbridge safety rails for \$300. Joe points out that this adds up to being about \$7000 over budget already, but that we will still have members input. Brian provides a signage budget of \$2700. Sand is increased to \$500. Boat launch budget will be spent before end of this year, so no item needed for next year. Discussion of difference between recurring expenses and one-time, and borrowing from reserves for one-time expenses, in recognizing that the budget is in the red, but that the dues collected were higher. It is conservative on both sides, likely under projecting on revenues if delinquent dues are collected, and conservative on expenses with higher than likely foreclosure, etc. Tree service kept the same as last year at \$1,000. Continued discussion of budget in the red vs growth of checking account from previous year's delinquent dues collected. Not technically coming from reserve fund because only small amount is regularly moved from checking to reserves.

1:55:55 Faith brings up potential for future large legal costs related to Kelley property subdivision, and planning for those expenses. Discussion of having money in checking account, doing a special assessment if needed, and history of past lawsuit.

Discussion of best way to present budget expenses and secure member votes to keep meeting moving.

2:03:30 Brian circles back to firm up the expense line for Port A John. Craig suggests getting a quote and making that the line item.

2:05:25 Scott solicits motion to approve the budget. Bruce makes a motion to approve the budget. Joe 2nd. All Ayes. Motion passes.

2:05:55 Brian makes a motion to extend Port A John rental by one month. Sandi 2nd. No discussion All Ayes, except George says NO. Motion passes.

2:07:00 Review the rest of the agenda items for member discussion. Township Donation of Land. Brian says police recommended a trail cam at the boat launch. Adjacent neighbor would allow it in their tree. Issue is more discussion of camera itself rather than cost. Cost is small enough that BOT could approve without member permission, but Joe points out that since it is a one-time purchase, it should be included on the Special Projects section of budget. Kevin suggests dropping the boat ramp from discussion since it went nowhere for past few years. Scott says there are always complainers, but no do-ers. Joe says just leave it on there for discussion. 2:12:30 Mackenzie asks for clarification on what about red flags will be discussed. Scott says a general explanation of situation, and then having members ask questions. Discussion of who determines the red flag levels? BOT, front lot, back lot people? 2:15:30 Scott solicits motion to approve the agenda. Brian make a motion to approve the agenda. Bruce 2nd. All Ayes. motion passes.

**b. Move October 5th meeting** - 2:16:30 Scott won't be there, and requests a reschedule to October 12. Brian 2nds the motion. No discussion. All Ayes. motion passes. Scott to change it on the website.

**c. Approval of Proxy Language** - 2:17:40 Scott says there has been proxy language on website for past week, but it needs to be updated. Scott reads the existing proxy language. Discussion of if a member signs multiple proxies, revoking their proxy, and that the proxy must be from the same subdivision as the member. George clarifies that Metes and Bounds vote in Schrum. Kevin asks what if a person has been collecting proxies prior to this new language being approved at the last minute? After discussion, consensus is most recent proxy form will take precedence if a member gives multiple proxies. The old form is still valid if no more recent proxy is submitted. Discussion of waiving requirement of turning in by Thursday, but old form says that too, and we have to follow Act 137. Sandi clarifies that the Act 137 three day deadline applies to absentee ballots, not proxies. Kenny clarifies that if you own property in more than one sub, a member votes for where they live. 2:36:10 Scott clarifies changes to form to including date and time or proxy designation, proxy must be from neighborhood of member, and Metes & Bounds is part of Schrum. Brian 2nd motion. Discussion already happened. All Ayes. motion passes.

**Item XI. Committee Reports** - none

**Item XIII. Subdivision Reports** - none.

2:37:30 George describes a house on Grove St. with a lot of traffic turning around in driveway. George had it surveyed and another member, DJ was upset that the survey showed the road was on "his property". George put in a street sign that was later illegally removed. Police were called, DJ denied removing the sign. Discussion of short term borrowing of camera to monitor a new sign installation. Brian asks if there is a motion. Scott says no motion needed, George is just briefing BOT on the situation.

**Item XIV. Adjournment** - Next Meeting: Tuesday, October 12, 2021 at 7pm at the Township Hall 2:45:10 Multiple trustees motion to adjourn. Joe 2nd. Passed unanimously.