

Annual Meeting
DRAFT Minutes
HORSESHOE LAKE CORPORATION
Sunday, August 13, 2017, Public Safety Building, Whitmore Lake, MI

I. Call to Order/Introduction of Board Members

Meeting called to order at 10:14 a.m. by President Lisa Craft, who introduced board members. Bruce LaRue from Schrum was absent.

**II. Confirm Quorum – Count of Membership in Attendance
Handouts-Committee Report Document**

III. Minutes/Request to Dispense with Reading (*Beginning tape*)

Motion to dispense of the reading of the minutes: Faith Wheeler, Shady Beach, board member

Second: Chuck Steuer, Shady Beach, board member

Favor: All

Opposed: None

Abstain: None

Motion carried

Discussion:

Beautification of Access Areas (page 3 and 4 of packet): Scott Chisholm, under the section of the beautification committee. Scott Chisholm said that he said the corporation “**belongs**” rather than “owns” the access points.

“Lisa Alt” should be changed to “**Lisa Craft**”

“Brian Trim stated that volunteers are wanted to help save labor costs, and that the project was a way to meet neighbors and develop a sense of community.”

“Concerns addressed after the slide show were vandalism, maintenance and upkeep, costs, and “but, I don’t use the access” comments.

“He wants these access areas to be used by the back lot residents as they were designed and that potential problems or issues would be addressed and resolved.”

Motion to approve the 2016 Minutes: Dave Patterson, Shady Beach

Second: Julie Kapnick, Shady Beach

Favor: All

Opposed: None

Abstain: None

Motion carried

Lisa asked members from different subdivisions to stand to count the number of members present.

III. Nomination of Trustees/ Close Nominations/Elections (*George Brown*) (7 minutes, 15 seconds)

Reps needed: Shady Beach (2) Leocadia (3) Schrum (2) Lincoln (3)

Tricia Sutton asked to clarify the responsibilities of the board members.

Leocadia (3)— 2 to complete 1 year tem, 1 for 2 year term*

Henry Tyler nominated by Marty Blank

Tom Merrill nominated by Marty Blank

- Clarification: Henry and Tom were appointed, and needed to be nominated and elected for the remainder of their term; Marty Blank took one year term

Motion for a unanimous ballot: Darlene ??

Second: Marty Blank

Motion to close nomination: Marty Blank

Second: Henry Tyler

Favor: All

Opposed: None

Abstain: None

Motion carried

Two year term

Henry Tyler nominated Marty Blank

Susan Bolla nominated by Richard Bolla

Motion to close nomination and accept ballots: Marty Blank

Second: Tom Merrill

Favor: All

Opposed: None

Abstain: None

Motion carried

Schrump (2)

Brian Trim nominated Bruce LaRue, Lynn Lyman seconded

Lynn Lyman nominated Brian Trim, Kevin Quinn seconded

Motion to close nomination and accept ballots: Lynn Lyman

Second: Brian Trim

Favor: All

Opposed: None

Abstain:

Motion carried

Lincoln (3), one year term, two two year terms

One year term:

Ken Johnson nominated Joe Bennett, Carl Kayden seconded

Motion to close nomination and accept ballots: Kevin Lewis

Second: Frank Buccina

Favor: All

Opposed: None

Abstain: None

Motion carried

Two year term:

Dawn Clancey nominated Ann Kennedy, Scott Chisholm seconded

Mark Caples nominated Mark Caples, Ann Kennedy seconded

Mark Caples nominated Scott Chisholm, Kevin Lewis seconded

Motion to close nomination and accept ballots: Kevin Lewis

Second: Dawn Clancey

Favor: All

Opposed: None

Abstain: None

Motion carried

Shady Beach (2) , two year terms

Faith Wheeler nominated Julie Kapnick, Renee Mulcrone seconded

Faith Wheeler nominated Chuck Steur, Renee Mulcrone seconded
Ann Petersberger nominated Ken Petersburger, Renee Mulcrone seconded

Motion to close nomination and accept ballots: Faith Wheeler

Second: Michelle Mitchell

Favor: All

Opposed: None

Abstain: None

Motion carried

V. President's Report: Overview of this past year (39 minutes)

Lisa encouraged members to join committees and engage in the board.

- Schrum bridge was payed off and was under budget
- Capitol improvements: Boat launch and beautification will be discussed this meeting
- By-laws need to be updated (1970s first adopted), road maintenance, keyholing issues and emergency spending issues
- Trash hauling – we're trying to have one trash hauler to save the roads (and trash hauling)
 - There were complaints about the speed of the garbage company. Scott Chisholm said he will call GFL; it was suggested to get the truck number and call the company
 - Someone asked about rates; senior citizens get an additional 10% off
 - They have provided free services at accesses for us
- Flagging for no wake zone is very important to pay attention. Yellow flag is no swimming, red flag is high water
- HLC has six committees and Lisa encouraged members to join them:
 - Lake committee
 - Boating Committee
 - Property Committee
 - Road Committee
 - Operations and Government

VI. Treasurer's Report (Cynthia Given and Faith Wheeler) (48 minutes)

a) Current State of HLC Finances

b) Collection of Delinquent Accounts

c) Presentation of 2017-2018 Annual Budget

Treasurer Faith Wheeler and Bookkeeper Cynthia Given presented the report of the treasury and its comparison to the previous year and budget. Cynthia walked the membership through the budget numbers.

Highlights:

- Each road committee is getting their individual funds; a new column is being added to possibly consolidate funds in the future (by-law discussion later) (these funds restricted)
 - Approximately \$20K will be split in the subs
- Weed assesments (restricted funds) are voted on by the board each year (line 66); these are being kept the same
- Delinquency collection has increased
- Lawn care fees have increased slightly
- Tree removal services have increased
- Boat launch/gate keys changeover increased
- Improvements on capitol operations will have to come out of line 106 and 107
- Schrum bridge was paid off early and saved \$1,043.67

Questions were answered by Cynthia Given

There is approximately 19% of households that are delinquent in dues. Foreclosures by Washtenaw County cannot collect delinquent dues. We are able to collect dues by using liens during sales and at least one situation in bankruptcy court.

Motion to accept and approve the treasurer's report: Kevin Lewis, Lincoln

Second: Tony Buccina, Lincoln

Favor: Majority

Opposed: None

Abstain: 2

Motion carried

VII. Approval of expenditures over \$750, needed approval by membership (1 hour, 13 minutes)

These include:

- Corporation clerk, \$1500
- Bookkeeper, \$2000
- Lawn service, \$2500
- Insurance, \$2250
- Legal fees, \$1250
- Tree removal, \$1000

Kevin Lewis, Lincoln, asked about legal fees with keyholing. Cynthia and Lisa said they try to do a lot of research prior to asking attorneys for their opinion.

Motion to accept and approve the treasurer's report: Kevin Lewis, Lincoln

Second: Julie Kapnick, Shady Beach

Favor: Majority

Opposed: None

Abstain: None

Motion carried

VIII. Presentation of Capital Expenditure Projects and Updates

a) Boat launch repair and replacement (Scott Chisholm) (1 hour, 16 minutes)

Scott Chisholm explained the problems increased gate size, improving road bed, tree removal and moving a post over to make things easier. Scott asked that people not powerload their boats (prop wash deteriorates the ramp). Other ways the ramp can be improved:

- PROJECT IDEA #1: Fill in the ramp beyond the end of the existing concrete ramp to prevent boat trailers from "dropping off a cliff" and damaging the trailer or boat, as well as, creating "ramps" or "curbs" at the sides of the existing ramp, thus preventing the same. A permit has been submitted to the MDNR to replace the limestone. Estimate: \$2750
- PROJECT IDEA #2: Adding to the existing concrete ramp to make a straight run into the lake and widen it has been suggested. Estimate: \$18,000 plus a DEQ permit. This
- PROJECT IDEA #3: Completely removing and rebuilding the ramp area to double the size of the current ramp, creating a straight run and widening the ramp. Estimate: \$5500 plus

Brian Trim (Schrum, board member) suggested doing project 1 and seeing if that improves things. Another member asked how long the limestone would last. Scott said approximately five years. Marty Blank (Leocadia, board member) explained the presentation of these projects was to see what the membership felt about major improvements, which would need a special assessment. Michelle Mitchell (Shady Beach) said she didn't think the boat launch was that bad. Tony Buccina (Lincoln) felt improvements could be made now. Scott said 51% membership approval would be needed for major projects. Andrew Reed (Lincoln) said a dock would help. Scott said a dock is available, but has not been put in place. Dave Patterson (Shady Beach) said he has a problem launching his

boat and limestone would help. Kim Willis (Shady Beach) said a dock would help. Ken Petersburger (Shady Beach) said marking the ramp would help.

Motion to end discussion and approve \$2750 for limestone improvements: Marty Blank, Leocadia and board member

Second: Michelle Mitchell, Shady Beach

Favor: Majority

Opposed: One

Abstain: None

Motion carried

b) Beautification committee (Brian Trim) (1 hour, 31 minutes)

Brian presented a slide show of the beautification work and read the names of all the people who helped.

Projects completed included:

- Street posts repainted
- Manufacturing and installation of flower basket hangers
- Installation of 69 flower baskets
- Assembly and installation of picnic benches and bar-b-q pits
- Installation of flower beds

57 volunteers took care of the flower baskets.

Sandi and Scott Bodi (Shady Beach) sent a letter to commend the projects, which Lisa read.

\$330 was spent for the flower baskets

\$2700 total was spent

Terri Hassan (Shady Beach) wanted to know what was going to be done with the picnic tables and swings over the winter. Brian said they would be stored under tarps. Brian thought scouts or hired help could help to keep up the baskets.

Marty Blank (Leocadia, board member) said some discussion at board meetings suggested doing the baskets at the perimeter. Renee Mulcrone (Shady Beach, board member) said the vote is mainly on the money and said the committees would be great for discussion on the specifics and the baskets. Kim Willis (Shady Beach) said it looks the neighborhoods more welcoming, and said perennials might be a better option. Kevin Lewis (Lincoln) congratulated Brian on the work and thought the baskets should be unified rather than individualized. Julie Kapnick (Shady Beach) said she didn't think the grill was being used by HLC members, but was attracting others from outside the neighborhood. Danielle Reed (Lincoln) asked about people using access points in other subs. Brian said you are only to use your subs. She wondered about "No Trespassing" signs now out near access points. David Ve (Shady Beach) was concerned about the hot coals from the grills. Brian said signage was needed for the grills. Marty Blank (Leocadia, board member) said the boat launch is the only point everyone throughout the corporation can use. Mark Caples (Lincoln, board member) thanked membership for their comments. Jackie ??? (?????) suggested having conversations on social media (Nextdoor.com). Henry Tyler (Leocadia, board member) suggested putting information on the official HLC web site.

Brian presented next year's ideas, including putting a sign on the boat launch, and clearing brush on Leocadia for a footbridge.

IX. Approval of Capital Expenditure Expected to Exceed \$750

a) Boat Launch Project ~ \$2,700

See above

b) Beautification Project ~ Project A \$1,750, Project B \$3,000

Costs needed for approval for 2017-2018:

Project A: Shrum, Shady Beach and Lincoln; wooden signs for boat launch, \$1746.97

Project B: Leocadia Park footbridge and grill, \$3009.99

Motion to approve Project A and table Project B: Kevin Lewis, Lincoln

Second: Ann Kennedy, Schrum

Marty Blank (Leocadia, board member) pointed out the signage costs for the boat launch which is used by the entire corporation.

Favor: 20
carried

Opposed: 4

Abstain: 7

Motion

X. Reports from Committees (2 hours, 20 minutes)

a) Lake Committee

Kevin Lewis (Lincoln) asked about weed treatment in the lake. Marty Blank (Leocadia, board member) suggested giving feedback to individual sub reps or coming to meetings, otherwise they don't know about the condition of the lake.

b) Road Committee Reports from Subs

XI. Business Items to be Discussed with Membership (2 hours, 22 minutes)

a) Bylaws Changes to be Considered

Road Maintenance – Road committees each have their own bank accounts, dues, etc. Lawyer discussions have shown that HLC has jurisdiction over all the roads so the bylaw is to consolidate the road maintenance into one account. Ken Johnson (Lincoln) said that road maintenance could be put on our tax bill.

Keyholing – This is creating access on the lake to a large number of people. By-laws and township approval are needed to support this.

Emergency Spending Reserve – this is needed in case of emergency, e.g. a storm where trees need to be cleared. No more than \$750 can be spent without going to the membership.

These will be mailed ballots to the membership, with pros and cons proposed.

b) Tax Sale Properties & Wetland Protection (2 hours, 29 minutes)

Wetland areas could be purchased to help buffer flooding. If the properties are delinquent (dues) they can be donated to us. Taxes would be paid but these could be lowered.

XII. Member Questions/Comments/Concerns (2 hours, 35 minutes)

MDOT – US 23 construction

Tabled due to time

Fireworks – Whoever is shooting off fireworks at access points are responsible. The access is also closed at 10 o'clock, as per HLC by-laws. A letter from the lawyer will be posted on the web site.

XIII. Trustee Election Results (2 hours, 39 minutes)

Leocadia:

One year: Henry Tyler

Tom Merrill

2 years: Susan Bolla

Schrum:

One year: Brian Trim, Bruce LaRue

Lincoln:

2 years: Mark Caples, Scott Chisholm

Shady Beach:

2 years: Julie Kapnick, Ken Petersberger

Elected Trustees to be Sworn in on October 1st or soon after

XIV. Announcements-Monthly Board Meeting Schedules, time, location

Meetings are the first Tuesday in every month at the Northfield Township Public Safety Building

XV. Adjournment

Motion to Adjourn: Brian Trim

Second: Mark Caples

Meeting adjourned at 1:00 p.m.

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