

HORSESHOE LAKE CORPORATION
ANNUAL GENERAL MEMBERSHIP MEETING MINUTES
Sunday, August 21, 2016

- CALL TO ORDER:** Meeting called to order at 1:00 p.m by President Lisa Craft at the Northfield Township Public Safety building meeting room.
- QUORUM:** Quorum was established at 1:20 p.m. with 26 members in attendance, at which time President Craft began the meeting.
Board members present were introduced along with the HLC Clerk and bookkeeper. Packets of meeting information were distributed to all in attendance.
- MINUTES:** Secretary was not present and President Craft appointed Cynthia Given to take minutes of the meeting.
- Motion made by David Patterson and supported by Sherry Chisholm to dispense with reading of the 2015 Annual Meeting Minutes aloud and to accept the minutes as presented. Motion carried.**
- NOMINATIONS TRUSTEE ELECTIONS:** George Brown, chair of the election committee, with members Joan Steuer and Joan Brown had verified the attendees who were eligible to vote. George called for nominations from the floor. Each subdivision was taken separately.
- NOMINATIONS SHADY BEACH:** Faith Wheeler placed her name in nomination for the 2 year position. No other nominations received. **Motion by David Patterson and supported by Rachel Durrell to close Shady Beach nominations and elect by acclamation. Motion carried.**
- NOMINATIONS LINCOLN:** No nominees from Lincoln for the 2 year position were received.
- NOMINATIONS SCHRUM:** **Motion by Brian Trim and supported by Jackie Kilburn to nominate Lisa Craft for the 2 year position.** Lisa Craft accepted the nomination. No other nominations were made. **Motion by Jackie Kilburn and supported by Brian Trim to close Schrum nominations and elect by acclamation. Motion carried.**
- NOMINATIONS LEOCADIA:** Marty Blank placed his name in nomination for the 1 year position. The remaining two year positions received no nominations. No other voting members were in attendance besides Mr. Blank, so his nomination stands as accepted.
- Election Chair George Brown closed the nominations and reported that those elected take office as of October 1st, the start of the fiscal year of the corporation.
- PRESIDENT'S REPORT:** President Lisa Craft read report of the year presented with the member packets. Highlights of the year included securing one trash hauler due to the sale of Hornback Sanitation to Advance Disposal. Duncan Disposal was chosen and has now recently sold to Rizzo Environmental. Board members have been working on boat launch improvements, bylaw revisions, beautification projects, and delinquent account collection.
Terry Hassen requested further information on the boat launch, which will be addressed later in the meeting.
- TREASURER'S REPORT:** Treasurer Faith Wheeler and Bookkeeper Cynthia Given presented the report of the treasury and its comparison to the previous year and budget.

2016-2017 ANNUAL BUDGET

Bookkeeper Cynthia Given addressed the proposed annual budget which had slight increase proposed for insurance with most remaining accounts same as previous year.

Julie Kapnick expressed concern that the budget was not balanced. There are reserve cash accounts, of which Weed treatment is expected to use about \$2200 from reserve accounts and Operations is expected to use about \$2900 from reserves. Capital Improvements beyond the \$2500 allocated for Boat Launch would have to come from reserve accounts.

Cam Vozar raised a question as to lawn services.

Brian Trim pointed out about the proposal for the repayment of the Schrum Road Bridge loan early.

COLLECTION OF BACK DUES

Treasurer Faith Wheeler indicated that the board has reviewed methods of collecting past due accounts. Bookkeeper Cynthia Given presented information on action to be taken by those with mortgages on their homes that are required to keep the property free from liens. After researching the properties for deeds and mortgage documents, letters will be sent to the lender and the property owner for collection and future escrow payments.

Scott Bodi questioned as to owners with homes free and clear. Foreclosure proceedings may then become necessary was the answer.

Ken Johnson stated he belongs to an association in Sheridan Township where the township is collecting the dues for the association. Willing to check further into this, but believe it would require a special assessment action to take place.

George Brown indicated that candidate for township supervisor, Marlene Chockley, was in the audience.

Frank Buccinna questioned Delinquent Dues report and wondered if the penalty was included in the report. George responded that it did not include the penalties.

EXPENDITURES ABOVE \$750

Treasurer Faith Wheeler indicated that there were five items that needed membership approval per the bylaw limiting the board to a maximum of \$750 expenditures. These are recurring items annually.

Clerk's Salary

Compensation for this position, currently held by George Brown, is \$1500 per year. **Motion by Sandi Bodi and supported by Kevin Lewis to approve the expenditure for 2016-17 in the amount of \$1500 for the Clerk's position. Motion carried with George Brown abstaining.**

Bookkeeper's Position and Salary

Cynthia Given currently holds the position of Bookkeeper with compensation at \$1500 per year. **Motion by Sandi Bodi and supported by Julie Kapnick to approve the expenditure for 2016-17 in the amount of \$1500 for the Bookkeeper's position. Motion carried.**

Legal Fees

This account is still high due to the expected cost of review of bylaw amendments and is the same as allocated in the previous year.

Lawn Care Services

This is based on the current contract with Green Lawn for 18 cuttings. Craig Delap had bid the process this year with both providers almost evenly matched.

Insurance

Increased slightly to \$2250 in anticipation of any beautification projects at the access areas; however, last year it cost \$1809.

Motion by Sandi Bodi and supported by Julie Kapnick to approve the listed expenditures for 2016-17 for Legal Fees, Lawn Care Services, and Insurance in the projected budget. Motion carried.

**CAPITAL
EXPENDITURE
PROJECTS AND
UPDATES:**

Boat Launch Repair

Scott Chisholm and Bruce LaRue reported on what has taken place at the boat launch including posts, walkway, trees, stumps removed, road bed fixed and gates widen with wheels to support movement. Phase II or III to include widening of the ramp, but may only need extension of ramp and sloping of the ramp to the right due to dropoff in the area. Various concrete companies were not able to provide bids yet due to a busy season for them. DEQ indicated that a minor repair permit would be needed. Looking at possible buoys at the end of current ramp to give position to aim. Discussions on replacing dock that was removed years ago as a spot to fish and easier access to get into boats, but no one allowed to dock overnight. Scott Bodi stated that the dock was installed to help aid a handicapped individual. Chuck Steuer indicated that the dock was installed with board's approval. George Brown said that it was Fred Cook and he might still have the dock. David Patterson said he agreed it did not need to be widen but lengthened. Ken Johnson said why don't we just dump limestone in the drop off. Scott Chisholm addressed that we cannot just dump due to state laws. Ken Johnson pointed out that the fence needs improvement. Comment made by someone on the angle of the dock, which Bruce LaRue addressed that they are looking at sloping to protect against tipping someone over. Julie Kapnick questioned on the dock which George Brown indicated was Fred Cook's who put it in with board approval for his mother to get in and out of boat, but that Fred has taken it out since it is no longer used. Dock was not abused when it was in. Frank Buccinna questioned whether the board was going to take the dock in and out for the seasons if reinstalled. Bruce and Scott indicated that it would be the board's responsibility if it is to return. Frank Buccinna also questioned why the ramp is not be considered to be straightened, of which Scott addressed that the widening of the gate allows the ramp to be used properly without twisting and that with the proposed slope to the side would allow the trailers to gently glide without tipping. Frank Buccinna then questioned whether the \$2500 would be enough. Brian Trim then indicated that the quotes needed to be secured and when can we get them. Bruce LaRue stated that they were looking into more in the fall and if additional funds are needed then return to the membership.

**Beautification of
Access Areas**

Brian Trim indicated that with the help of Renee Mulcrone, Scott Chisholm, Lisa Alt, and Sherry Chisholm and others several suggestions were made to improve the access areas with picnic tables, flower pots, grills and benches. Home Depot has a bench that folds into a table that might be considered. A powerpoint presentation was presented to the audience with Brian explaining where each improvement might be made. Hanging flower arrangements would be considered for each street sign within the subs and Home Depot had agreed to a \$5 per basket price. Some signs at the access areas have been relocated and others will be to not obstruct the view of the lake. Consideration of buoys to demark swimming area at Shady Beach were also a part of the project. Suggested also was a strolling pathway along Leocadia Park that would be 15 feet wide leaving it grass so as not to have stones or chips float away into the lake in flooding. Kevin Lewis asked whether trees would be cut. Brian Trim stated that there would be brush cut away, and perhaps some trees that might be within the pathway. Scott Bodi addressed how the tables and benches would be secured or removed to prevent floating away. Brian indicated that they would be secured with rerod.

Due to Brian Trim's statement that HLC "owns" the access areas in his presentation, Marty Blank refuted that statement, and that HLC jurisdiction does not allow the board to use the park area contrary to the legal dedication.

Ken Johnson addressed that the road end for the boat launch area was given to the corporation.

Brian Trim stated that volunteers are wanted to help save labor, and that the project was a way to meet neighbors and develop a sense of community. Concerns addressed were vandalism, maintenance and upkeep, costs, and "but, I don't use the access" comments. Phases to the project would be undertaken, with Lisa Craft requesting to know how many phases over what time period. Brian responded perhaps 2 to 2 ½ years with tables and flowers first, per a request from Kevin Lewis to what is included in Phase I. Brian emphasized that there would be flowers, tables, benches, grills, not in every easement during Phase I but as it was projected.

Joan Brown indicated that there was already a problem at Shady Beach due to the trash and that the past had included fires left unattended. People don't pick up their own trash right now, why is the corporation going to pay to pick up their trash? Brian responded with things evolve over 30 years and he agreed on the trash that it was a health hazard and that Rizzo Environmental has agreed and supplied 10 trash cans for each area and providing free pick up service, starting this Thursday at Shady Beach.

Marty Blank said that while the idea is appreciative, that the board has addressed several problems throughout the years, but the accesses belong to the people within their designated subs. \$5000 buys a lot of stuff and it should be decided by each sub what they want.

Ken Johnson questioned whether they took a look at the use of the accesses and that in Lincoln there are only about 5 houses backlot across from 2-3 accesses and they were even used. Brian stated that was because neighbors were encroaching into the accesses. He wants these access areas to be used and that potential problems or issues would be addressed and resolved.

Scott Bodi applauded that Rizzo was going to empty the trash can, and recognized Julie Kapnick for cleaning up all the dirty diapers and dog waste that was in the can that had to be cleaned out and returned.

Jackie Kilburn asked about 1) liability on the bbq pits; 2) lawn services that don't move them and just mow around; 3) neighbors that chase people off and 4) that if in the way, can the kayaks be moved in and out. Brian stated that bio-pads would be put down under the tables to prevent weed growth so mowing would not be a problem, and stated that the accesses were not private property.

Marty Blank explained that the telephone poles were set apart to define the access areas. And that backlot members knew where to go. Again, the corporation does not own Leocadia Park and putting a trail in would open to others outside of the subdivision. The plan sounds like a financial burden to all.

Julie Kapnick addressed the continuity of furniture acquired and that hanging baskets are difficult to keep alive. Brian indicated that the idea was to have volunteers agreed to water.

MOTION by Faith Wheeler and supported by Lisa Craft to take a break. Carried.

Break at 2:45 p.m.

Returned from break at 2:55 p.m.

**CAPITAL
EXPENDITURES
ABOVE \$750
Renewal of Boat**

Monies voted to be expended to repair boat launch were not spent during this fiscal

Launch funding

year. Board is requesting renewal of the monies in upcoming budget.

Motion by Kevin Lewis and supported by Scott Chisholm to renew the allocation of \$2500 for boat launch repair for 2016-17 budget year. Motion carried.

Pay Down Bridge Loan

Bookkeeper Cynthia Given offered a recommendation that the bridge loan principal be paid down in the amount of \$2,750 and as such, with the proposed payments to be made during the fiscal year, the loan would be paid in full by the end of September 2017.

Motion by Kevin Lewis and supported by Julie Kapnick to authorize \$2,750 from the operations reserve to pay toward the principal balance on the Schrum Bridge Loan. Motion carried.

Beautification of Access Areas

Brian Trim recommended that the membership support up to \$5,000 or \$5,500 toward the beautification of the access areas as previously described.

Marty Blank asked if the dollars are coming from the general fund. Brian Trim responded that the dues increase was based on three items the bridge, the boat launch improvements and beautification of the areas.

Kevin Lewis said the concept was very broad and flowers would have around \$500-\$1000 each year besides. Why not do a test area not to exceed \$2500?

Brian stated that he'd like to see Shady Beach and Leocadia Park become the first areas to receive improvement.

Faith Wheeler said what about a small development in only one sub or smaller in each sub.

Ken Johnson stated that there are 3 houses in Lincoln that are not lakefront next to Mark Stroebel's house. It doesn't seem cost effective to do each access area.

Brian Trim indicated that not every easement would need 2 tables and grills.

Rachel Burrell asked if the access areas would be available for all.

Cynthia Given stated that the road ends, access areas, and park are legally dedicated within the plats for the residents within each subdivision and not open to all.

Marty Blank stated that signs within the subs were designed for each sub to have their name imprinted to state those residents/members only.

Scott Bodi suggested that the membership take a vote for use of access.

Marty Blank stated that legally you can't take property rights away from individuals and there are many precedents on that matter.

Ken Johnson said there are access areas and roads that you can even get access to.

Scott Bodi suggested a test side in each sub.

Motion by Kevin Lewis and supported by Scott Bodi to do a test area in each sub with flowers, table, grill, bench and signage not to exceed \$3,000.

Brian indicated that he wanted \$5,000.

Rachel Burrell called for the vote ending discussion.

Motion carried with 2 nay and 6 abstains per President Lisa Craft.

COMMITTEE REPORTS:

Weed Control

Bruce LaRue reported on the lake and that testing reports are in the packet. He said that after the holiday it would be looked at if any further treatment was necessary.

Golf course provided information on the chemicals used.

Kevin Lewis asked if we were going to treat late. Bruce responded that previous treatment that took place in late September was a waste of money.

Ken Johnson talked about the loss of cat tails, leatherback turtles, bull frogs, and aquatic life that seems to have declined in the lake area and back Lincoln area.

Faith indicated that the reports indicate that the growth of greens in the lake is causing some of that.

Ken Johnson also addressed the increase of purple loosestrife too. Brian Trim suggested that these concerns be brought to the board. Faith Wheeler said that there was some who indicated the fish were getting smaller. Marty Blank and Chuck Steuer both spoke on previous "kill off" of the bluegills that took place. Tony Buccinna suggested that a wildlife analysis be done. Dennis Schwaiger also spoke on this matter. Bruce LaRue indicated that the bills for weed control have been going down as the lake has been watched and treated as early as possible.

**Schrum Bridge
Final Report**

Brian Trim reported on the Schrum Bridge repair as completed within and under budget by about \$3,000 which was used to pay down the loan. He thanked George Brown and others involved in the construction. Bruce LaRue thanked the membership for supporting the project. Kevin Lewis asked about the \$450 paid by HLC in the financials and that wasn't the approaches part of the road committee. Cynthia Given addressed that the reimbursement made was for work done as a result of the bridge construction. Bruce LaRue also announced that the other bridge had been painted for about \$1000 and paid for by Schrum Road Committee.

Bylaw Revisions

Brian Trim reported that the board has met on some of the bylaw revisions from the committee that spent about a year going over things. There's to be future discussion then it would go to the lawyer for his review, then to the general membership.

BUSINESS ITEMS:

**Boat Key
Procedures**

Mark Caples spoke on the procedure to obtain keys to the gate at the boat launch. Form can be obtained from welcome packet and all dues and road dues must be paid in full, and George Brown verifies the form before Mark gets it to issue the key. If a property owner is selling or renting then you leave the key for the next person. Bruce LaRue indicated that HLC is in the 3rd year of a 5 year cycle of changing the boat lock.

Watercraft Decals

Brian Trim indicated that the board was reconsidering the identification of boats on the lake with decals. Kevin Lewis addressed that there are those that have 3 or more pontoon boats, jet skis, etc on their properties and docks that they don't own. Brian Trim suggested that it be taken up at the board meeting.

**Road Committee
Reports**

George Brown handles the Road work for Shady Beach Sub and presented that over \$5,000 was used for gravel, around \$2,000 was spent on the Delaware culvert along with financial contributions from neighbors. Dust Control costs for all subs was \$1,898. There is a balance of around \$3,900 at this time with income around \$8900 and expenditures in 2015-16 of over \$13,000. There is about \$8,500 in delinquencies.

Carl Kayden from Lincoln reported on the Lakeshore Road funds where in 2015 there was around \$5600 received during the year and around \$3,600 expenditures with about 90% of the owners paying. They have about a \$6,000 balance in accounts.

Bruce LaRue reported on Schrum Roads that he took over 3 years ago and there was minimal balance in the account. Has about \$4700 in back dues to collect. George Brown is doing some grading in the sub. He has about \$4700 in the bank for snow

plowing which is about \$175 a run.

**MEMBER
COMMENTS and
QUESTIONS**

Kevin Lewis asked what was going on about the large parcel and keyholing. Faith indicated that the board was waiting on some sample ordinances to work with. This is a zoning matter that needs to be taken up with the Township. Ken Johnson reminded everyone that there is a large family with lots of lawyers involved.

Bruce LaRue noted that the Delinquent Dues listing did not include road dues.

Dennis Schwaiger wanted to know more about the flooding and drainage to the lake. Faith Wheeler indicated that the drainage area is quite large and that the drain commission office is concerned about Horseshoe Lake continuous flooding. Frank Buccinna asked if the keyholing was talking about the farm that abuts the lake.

**Election Results
Swearing In**

George Brown reminded all trustees that their new terms begin October 1st and that they would be sworn in at the October meeting.

NEXT MEETING

President Lisa Craft indicated all are welcome to attend. The next board meeting will be on September 6th at 7 p.m. here at the Township hall.

ADJOURNMENT

**Motion by Marty Blank and supported by Brian Trim to adjourn the meeting.
Motion carried.
President Lisa Craft adjourned the meeting at 4:08 p.m.**

Minutes were prepared by Cynthia Given on order of President Craft.