

Minutes

HORSESHOE LAKE CORPORATION

Board of Trustees Meeting of

June 3, 2025

- Tuesday, June 3, 2025 at 7PM Kingdom Grace Ministries, 279 Dartmore Drive, Whitmore Lake MI

1. **Call to Order** (7:15) President, Scott

2. **Roll Call** – Secretary, Mike Grosh

(np)Joe Bennett (p) George Brown (p) Scott Chisholm (p)Mike Grosh (p)Makinzie Jakubowski (np) Ken Johnson (p) Julie Kapnick (p) Carl Kayden (np)Brant Kettlewell (p) Michael Laird (p) Brian Trim (p) Dana Vashon (p)

3. **Approval of agenda** Brian T 2nd Mike G (With inclusion of Lake Access at Beech, Park, Maple at Brian T suggestion) Passed

4. **Approval of Minute** Mike G 2nd Dana Vershon

5. **Announcements** Mike L sent a shout out for Larra Misco and Elaine Haspel for their help with watering plants. BrianT offers up praise for all those who helped installing buoy

6. **Public Forum** Larry S., Paul Carlson and Elaine Baublite bring up sever matters having to do with HLC Property adjacent to their property, questioning the propriety of a number of rules regarding swimming, woodchips, access and signage, issues which have been discussed and explained on several occasions. BOT sites HLC Bylaws in support of those rules. Diane Sasu asked how the decision was made to add trails and woodchips and was informed project was voted on and approved by members in the 2016 Annual Meeting. Debbie Hillebrand a new member of HLC residing at 308 Dalton introduces herself and offers praise for the design and upkeep of HLC Public Areas Welcome Debbie. Jack Lenehan complains that lake level and no wake flags are being managed incorrectly. Brian T sites state laws and HLC procedures. Erick Munson expresses concern about people parking in front of fire hydrant and the Porta Potty and Traylor on property across from his. BOT will assess the situation to determine appropriate action.

7. **Clerk Report** Makenzie J shares communication received from members including Algie accumulation on the lake which has been treated recently, removal of fencing along his property, Scott C will address the issue Bill Hand Brings up illegal dumping on HLC Property near him. BOT will assess for action.

8. **Treasurers Report** Tabled as Joe B is not in attendance.

9. **Unfinished Business** Julie K raises the issue of appropriate action in the case of the long term absence of a board member. Scott C suggest we hold if on the matter until the next election of Trustees. Dana V announces the completion of an item listed on the Task List tree on Dave Johnson's, to thundering applause.

10. **New Business** Julie K and Scott address Trees on Grove and Lakeshore that need to be removed for which work they are seeking bids. A member of the Lake Committee suggests an annual cleaning of the HLC drain and update to the lake level bylaws. Brief discussion ensues.

11. **Committees Reports** None given

12. **Subdivision Reports** None given

13. **Adjournment** Mike G 2nd Carl K passed

Minutes

HORSESHOE LAKE CORPORATION

Board of Trustees Meeting of

July 29, 2025

Tuesday, July 29 at 7PM Kingdom Grace Ministries, 279 Dartmore Drive, Whitmore Lake MI

1. **Call to Order (7:18)** President, Scott
2. **Roll Call – Secretary, Mike Grosh**
(p) Joe Bennett (p) George Brown (p) Scott Chisholm (p) Mike Grosh (p) Makinzie Jakubowski (np) Ken Johnson (p) . Julie Kapnick (p) Carl Kayden (n) Brant Kettlewell (np) Michael Laird (p) Brian Trim (p) Dana Vashon (p)
3. **Approval of agenda** (m) Joe B 2nd Carl K 2nd Passed In introducing the Agenda Scott informs that the primary focus of this meeting is review of the 2025 budget to be present at membership meeting on Aug 24, 2025 and as such many ordinary topics typical of HLC Board meetings will be shelved in this meeting.
4. **Approval of Minute** Joe B 2nd Brian T passed with an advisory from the board to include more details in Meeting Notes regarding the removal of trees at Grove and Lakeshore. Suggestion about potential topic or language that that would be desirable for that purpose, resulted in no recommendations.
5. **Announcements** None
6. **Public Forum** None
7. **Clerk Report** None.
8. **Treasurers Report** As the primary focus of this meeting Joe B presents the proposed 2025 budget. He led a line-by-line review of the spreadsheet provided all HLC Board Members. A Q&A touched on a few specific expenditures and some small adjustments were made through consensus.
9. **Unfinished Business** Brian T suggests a new rule for short-term rentals prohibiting the owners from providing Jet Skis. Discussion ensues leading to an agreement to publish a rule document for ST Renters. Makinzie J will draft. Short discussions on specific issues regarding Road o tenants. Maintenance, Outstanding Dues, Task Checker. Railing on foot bridge needs replacing. Tim O volunteers to accomplish repairs. Proposed authorization for \$200 expenditure Joe B, 2nd Brian T passed. Dates for picnic set for Sept 13, and Trick or Treat Oct 10, Christmas hayride 1st Sat in December Annual meeting Aug 24, 2025. Issue of location of Annual Meeting discussed, further discussion set for Aug 12 meeting.
10. **New Business**
11. **Committees Reports** None given
12. **Subdivision Reports** None given
13. **Adjournment** Brian T 2nd Joe B Passed

Minutes

HORSESHOE LAKE CORPORATION

Board of Trustees Meeting of

Tuesday, Dec 2, 2025

Kingdom Grace Ministries, 279 Dartmore Drive, Whitmore Lake MI

1. **Call to Order (7:19)** President, Scott Chisholm
2. **Roll Call** – Secretary, Scott Chisholm (p) Mark Caples (P) Mike Grosh (p) Makenzie Jakubowsk (p) Julie Kapnick (p) Michael Laird (p) Brian Trim(p) Carl Kayden(p) Dana Vashon (p)
3. **Approval of agenda (M)** Mark Caples Passed
4. **Approval of Minute (M)** Mark Capkes (2nd) Mike Laird Passed
5. **Announcements** Brian Trim encourages everyone to attend Christmas Hay Ride, declares the Halloween event was a big success.
6. **Public Forum** Tim Offerle 1. Questions the availability of Minutes, process discussed and explained. 2. Brings up the issue of easement and residents encroaching on HLC property including roads. Encroachments on roads hampers snow removal and emergency vehicle access. Scott C will contact township and county to establish notification process for driveway modification and clarify jurisdiction over roads. Board will draft clear parameters on road width and easement use for review at February meeting. Paul Carlson states the process of bringing members on the Board is undemocratic. Scott C advises the process used is as stated in the bylaws.
7. **Clerk Report** Makenzie J received dues payment from Tamara and Bruce Hendricks with a note indicating the deducted \$160 to reimburse them for expenses incurred when their boat had to be delivered twice because the gate key didn't work and there was no answer at HLC phone on the initial attempt. (M) Makenzie J To approve their deduction pending documentation of their expenses *(2nd) Julie K. Passed
8. **Treasurers Report (M)** Brian T to Table treasurers report. **Passed**
9. **Unfinished Business (M)** Makenzie J Motion to Close out Unfinished Business (2nd) Mike G **Passed Snow Removal** Makenzie and Scott will draft email explaining snow removal policies to Members
10. **New Business (M)** Brian T Approve up to \$500 for purchase of laptop for Treasurer **Passed** Scott C suggest the Clerk be authorized to sign Washtenaw County filings for liens (M) Dana V, to approve Clerk is authorized to sign said documents (2nd) Mike G Brian T asked for a legal opinion on notion. Scott agrees to contact lawyer **Passed two abstains** Brian T and Carl K Makenzie J asks for approval to move HLC banking from PNC to Bank of Ann Arbor. (M) Makenzie J (2nd) Mike Laird **Passed. Accounting Software (M)** Makenzie J, To Table. Scott C raised notion of reimbursing John Barkau Discussion ensued with general agreement but no vote. Scott C will secure documentation from John for approval at a subsequent Board meeting.
11. **Committees' Reports** Tabled
12. **Subdivision Reports** Tabled
13. **Adjournment (M)** Brian T (2nd) Mike Laird **Passed**

Horseshoe Lake Corporation Board Of Trustees Meeting

Tuesday Aug 12, 2025 at 7PM

New Meeting Location Kingdom Grace Ministries 279 Dartmoor Dr., Whitmore Laki MI

1. **CALL to Order** – (7:18) President

2. **Roll Call** – Secretary Mike Grosh

(p) Joe Bennett (np) George Brown (p) Scott Chisholm (p) Mike Grosh (p) Makenzie Jakubowski (np) Ken Johnson (p) Julie Kapnick (p) Carl Kayden (p) Brant Kettlewell (np) Michael Laird (p) Brian Trim (p) Dana Vashon

3. **Approval Of Agenda** – President (M)_Brian T (2nd) Makenzie J PASSED

4. **Approval of July Minutes** – Board of Trustees (M) Joe (2nd) Brant Kettlewell PASSED

5. **Treasurers Report** As the primary Purpose of this meeting is the review and approve annual budget for Horseshoe Lake Corporation (HLC) Board of Trustees all further normal BOD meeting items are shelved by Scott C.

Approval (M) _____ (2nd) PASSED

Key Takeaways

- Road maintenance is a major budget focus, with discussion of potentially raising road dues from \$125 to \$250 to fund more comprehensive improvements
- The board approved a proposed \$95,830 budget for FY2026, exceeding projected \$80,000 revenue but offset by reserve funds
- Annual meeting logistics and agenda were discussed, with location/date to be finalized soon
- Several community issues were raised, including parking concerns, lake health monitoring, and landscaping needs

Topics

Road Maintenance Budget and Planning

- Current road dues of \$125 per household generate about \$40,000 annually
- Proposal to potentially raise dues to \$250 to fund more extensive road work

- Plan to present options to membership at annual meeting:
 - Keep dues at \$125 - allows spot repairs only
 - Raise to ~\$175 - enables one subdivision's roads to be fully renovated per year
 - Raise to \$250 - allows two subdivisions or all of Shady Beach to be renovated annually
- Board to prepare detailed cost breakdowns and multi-year plan for membership review

Annual Budget Review

- Proposed FY2026 budget of \$95,830 in expenses vs \$80,000 projected revenue
- Key line items:
 - Roads: \$40,000 (pending membership decision on dues increase)
 - Landscaping: \$6,500
 - Tree service: \$5,000
 - Lake weed treatment: \$41,140
- Excess spending to be covered by \$38,000 in reserves if needed
- Several capital project expenses reduced or eliminated

Annual Meeting Planning

- Date: September 24th (tentative)
- Location options: Presbyterian Church basement or fire hall
- Time: 10am or 1pm, depending on venue availability
- Agenda to focus heavily on road maintenance plans and budget

Community Issues

- Parking concerns at boat launch and beaches - board to add signage
- Lake health monitoring - proposal for ~\$1,500 comprehensive testing
- Landscaping needs - request for volunteers to help water plants

Next Steps

- Finalize annual meeting date, time, and location by tomorrow
- Prepare detailed road maintenance options/costs to present at annual meeting
- Create email to membership about important budget discussions at upcoming meeting
- Research costs for comprehensive lake health testing
- Add new no swimming/fishing signage at boat launch area
- Purchase 8 new swim area buoys for \$84.37