

## **Minutes of Regular Board of Trustees Meeting of The Horseshoe Lake Corporation June 1, 2021**

### **Draft**

**Item I.** The regular meeting was called to order by President Scott Chisholm over Zoom at 7:11 PM. (0:18:50 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, Mark Caples, Paul Carlson, Scott Chisholm, Craig Delap, Makenzie Jakubowski, Ken Johnson, Bruce LaRue, Kevin Quinn, and Brian Trim. **There is a quorum.**

**Item III. Approval of Agenda** - Three items were added to New Business. Item k. "Past dues collection and foreclosure" was added. Sandi added Item l. "discussion of motorized vehicles across township property". Bruce added Item m. "possible resignation of board members". Sandi motion to approve agenda as amended. Makenzie 2nd. All Ayes except Mark abstained. Motion passed.

**Item IV. Announcements** - 0:28:15 None.

**Item V. Public Forum (Guest Comments)** - 0:19:00 **Laura Misco** 7959 Lakeshore wanted to know where board was at with a portapotty at the boat launch. **Peggy Friscia** had praise for Brian Trim, Ken Johnson, and Sandi Bodi for contributing to the community.

**Item VI. Approval of Minutes** - 0:30:10 Spelling correction made to Peggy Friscia's name. It was requested that Kevin confirm that the Lawncare motion in IX Item a. was indeed made by Craig and that Craig did not abstain. 0:34:00 Sandi motion to approve minutes pending changes. Bruce 2nd. All ayes. Mark Abst. Motion passed.

**Item VII. Clerk's Report/Correspondence** - 0:34:40 Long letter from resident on Fairmount has concerns. Brian suggests forwarding to board. Denise Pfeffer wrote a note on her dues saying the board should make neighbors clean up their yards. A Schrum resident had a concern about a resident using eminent domain to take a property. Brian will talk to them. A House trailer on lot 787 in Lincoln is a violation of Twp ordinance and our bylaws. Bruce motion to send a letter. Kevin 2nd. Craig discussion about how long it's been there. Scott amended motion to have George talk to them, and after a week send a letter. Also in Shady Beach. Bruce amended to have 1 week to comply. Bruce 2nd. All Ayes. Brian abstain. 0:52:05 A Grove St. resident put cones on "road" but on resident's property. George to ask resident if they have a survey, and if they can't verify, cones must be removed. Bruce to talk to a resident about vehicles, boat, blight.

**Item VIII. Treasurer's Report** - 0:57:35 Joe Bennett went through the April 2021 beginning and ending account balances. 1:00:11 Paul asked about \$340.31. Reimbursement to Brian for signs, woodchips, bolts for nature trail. Bruce asked about Schrum road dues. Joe to print the last 3 statements. Joe hasn't transferred money since the report hasn't been approved. George asked about where delinquent dues go. Joe treats delinquent dues just like current dues. 1:09:20 Weed treatment future dues affected by balance in account and current costs. Bruce says likely 3 treatments this year. 1:12:20 Brian mentions a donation from Mike Laird of \$200 for signs. Discussion of how a donation that affects a budget. 1:22:50 May report highlights. Lots of expenses coming out for weed and road dues, but lots of income from dues. Craig asked for clarification about what was done in Leocadia park (\$48.99) Sandi asked about beer (\$26.30), etc. in beautification. Brian: It was compensation for a member using his equipment, gas, etc. Brian motion to accept Treasurer's report as amended. Bruce 2nd. All Ayes. Sandi and Craig opposed. No abst. 1:29:30 Scott asked about a debit card for recurring or monthly expenses. Joe made a motion to get a credit card with \$200 monthly max. Motion rescinded. Joe to get more info. Bruce: whatever is easiest for Joe. Bruce motion to table. George 2nd. All Ayes.

**Item IX. Unfinished Business - a. Red Flag Levels** - 1:35:30 County read levels at different locations. No flood this year. Need further discussion about what the level is set at. **b. Township property in HLC** - not much done at township level. Scott has a meeting with Lenore Zellnock. **c. Insurance quotes** - Scott is still looking. Insurance companies refuse to give quotes for lake associations. **d. Signs at Park/Access borders, Boat Launch and No Wake Channel** - 1:38:30 Scott and Brian were mistaken about a budget being passed at annual meeting. There was no budget passed. At last BOT meeting, there was \$750 passed for signs. \$750 could get 2-3 signs to fill out Leocadia Park, prioritizing missing signs. Craig: What if he solicited donations. Brian: We should accept earmarked donations. Kevin: board should approve what happens with donations. Scott adds for an approved project and should have a consistent process. Craig mentions having a defined project.

**Item X. New Business - a. Restart Live, In-person Trustee Meetings** - 1:44:30 In April, the state passed a law saying the Open Meetings Act must have live meetings. However, Washtenaw County Health Dept. said no, not until the end of the year. We are not forced to go back in person. Sandi: must still maintain distance and only have 25 person limit. Mark: Could we do both? Scott: OMA has exceptions. Kevin: We should try to do a practice hybrid meeting before the annual meeting. Scott: we'd need a Zoom facilitator. Makenzie: Is the Twp set up for that? Bruce motion to table discussion until next meeting. Mark 2nd. All Ayes. No opp/abst. **b. Proposed Rule & Regulation for Motion Discussions** - 1:54:30 Scott presented proposal of rules. Brian suggested studying for next time. **c. Proposed Rule & Regulation for using HLC E-mail Member Lists** - 1:57:20 Makenzie to help George organizing the list. Sandi expressed concern about not bcc and members addresses being shared. Makenzie to review and add suggestions. **d. Proposed Rule & Regulation Concerning Officially Surveying Members** - 2:00:15 Scott shared proposal. Brian motion to not use these topics until policies are agreed upon. Kevin 2nd. All Ayes. **e. Review of Trustee Carlson E-mails to Members and Board** - 2:05:05 Paul says he created email list on his own, and was trying to represent people in neighborhood. He acknowledged error in not bcc-ing. He says Leocadia reps were kept in the dark about plans for project and that actions went against what members voted on at last annual meeting. Scott disagreed about actions violating annual meeting vote about not cutting down more trees. Brian said that Paul selectively left off 3rd trustee for Leocadia Ken Johnson who supports project, and that we should be celebrating completion of such a big project. Paul and Brian have back and forth about calling cops, stealing posts, removed/broken flowerpots, property markers, and years of dispute. Kevin mentions that there hasn't been an effort to reset or improve communications since the last meeting. Scott says that Paul removed flowerpots that had been there for 3 years without talking to board. Scott brings it back to issue of property line dispute. Craig brings up that this is more than flowerpots, Brian, and Paul. All he wants is a plan so he can communicate with his constituents. Continued discussion of powerpoint vs updated plan and project completion. Scott sums up that it was not appropriate to send emails to membership rather than the board. Board should be dealing with themselves. **f. Reimbursement for new Flower Pots at Boat Launch** - 2:26:10 - Bruce says that if board members destroyed property, they should resign. Scott says Paul removed/damaged them. Brian tangent about improving flowerpot appearance when not full of flowers. **g. Beautification Committee - Scope and Limits** 2:30:00 Scott says project that was approved in 2017 is all done for this year. If enough people want it changed, a new plan should be made for pathways and discussed at annual meeting. Digression back to flowerpots and will Paul reimburse. Paul defers to future discussion offline including reviewing survey with Scott and Brian. Paul said he will give survey to Scott. Craig says meeting should be Paul and Scott with third party if necessary. Sandi says if we had paid for drawing, it would have saved a lot of trouble. Brian describes goal of using woodchips over time to raise shore path so it could be walked during high water with eventual goal of making it grass. Kevin brings it back to annual meeting where Scott said "Board will do better" with communication and that beautification committee should actually give reports at BOT meetings. Scott acknowledged that there were things the beautification committee has done that have never been discussed at a BOT meeting. Bruce questions merits of prioritizing a path that is walkable during a flood and that Lakeshore Drive flooring is a bigger issue. Brian plans to ask for \$3,000 at annual meeting for Lakeshore Drive. Joe echoes Kevin's point about it being frustrating with not knowing what is going on in Leocadia, and that more transparency would be better in the future. Sandi points out that "It feels sneaky." Scott hopes that Makenzie's work on email list or website postings will improve this. **h. Blight in HLC** - 2:44:30 Makenzie wants to know process for dealing with blight given residents' concerns. Scott says issues should be brought to BOT who should send letter to township. In the past there was a blight committee, but that has fizzled out. Sandi points out that bylaws say BOT can cut weeds and

charge offender. Blight Committee is George and Makenzie. George said there was a form letter used in the past. Scott says committee can send letter to township without his authorization. **i. Adding a Porta-Potty to the Boat Launch** - 2:51:00 Brian says people with a view of boat launch are complaining that more people are doing their business at the boat launch. He advocates trying a rental for June, July, August. George says it will attract non-members. Brian says adding a person gate with the same key would alleviate George's concern. Bruce agrees with boat launch but not adding one to any access. Paul agrees with George's concern. George says control of keys is too much to manage. Brian says have a separate key for pedestrian gate. Discussion about other uses for boat launch besides exclusively launching boats. Bruce says BOT has historically said no dock at boat launch, but he personally is ok with it. 3:03:00 Brian motion to approve funding the least expensive porta-john for 3 months at approximate cost of \$450. Bruce asks about handicap accessibility and accessible for cleanout. Craig clarifies that motion doesn't include cost of a gate. Bruce seconds the motion. Joe asks if we can do this under bylaws. Sandi read bylaws. Discussion of if township or county will allow. Scott amends motion with "subject to not being illegal". All ayes. Craig and George opposed. No abst. Motion passes. **j. Road Maintenance** - 3:08:00 Makenize withdraws. **k. Past Dues Collection and Foreclosure** - 3:08:10 Scott: notification that we are going to do foreclosure by advertisement which is part of dues collection protocol. We will target a couple of people who refuse to pay, but can. **l. Discussion of No Motor Vehicles on Township Property** - 3:10:10 Sandi says police have been called about motorcycle and 4 wheeler. Township Sewer Director will put up post and sign to discourage riders. Brian mentions that new signs for Leocadia paths specifies no motor vehicles and 5 mph. Craig asks Brian to send sign language so he may fundraise before next meeting. **m. Resignation of Board Members** - 3:13:30 Bruce says if we have members that have admitted to violating board policies, destroyed property, and removed posts, those board members need to resign. If they don't BOT should vote them off. Scott doesn't approve of what was done. Brian agrees with Bruce and Scott, but that fixing it negates any legal issue, but would support resignation. Ken doesn't see any harm in enhancing park, boat launch, etc. Paul asks Bruce how we would feel if board changed a fence that was on his private property. Ken says board doesn't want anyone's private property, and if Pauls can prove that, the posts will be removed. Paul just wants to be involved in the decision-making. Scott says communication needs to be better. Kevin says project could have had better communication about scheduling, briefing of board could have been better, and acknowledging that could let us start with a clean slate. Sandi agrees with Kevin. Ken says we need to better use the bulletin boards. Brian says beautification committee to improve boards with roofs. 3:25:45 Bruce's motion clarified to be apparently removed and damaged flower pots, cut down posts, removed posts from path without board permission...and went against policy of the board that was voted on at an annual meeting, and because of this he should resign, and if he doesn't he should be voted off the board." Brian seconds the motion. Scott asks Paul if we will resign. Paul claims the property dispute, and that pots weren't damaged. Brian says Paul hasn't apologized. Sandi says issue of posts on property should be resolved and table this for a month. Bruce says a past property dispute cost \$20,000 to be resolved in court and doesn't want that to happen again. 3:32:55 Sandi calls the question. Scott and Bruce clarify that the motion is "to ask Paul to resign and if he doesn't, to remove him from the board." Brian seconds. Five Ayes: Joe, George, Ken, Bruce, Brian. Three Nos: Mark, Kevin, Sandi. Three abstentions: Paul, Makenzie, Scott. Craig was absent. Motion passes. Paul does not want to resign and says "If you guys want me off, then I'm off."

**Item XI. Committee Reports - New Initiatives and Ongoing Project Updates - Communication** - none. **Beautification** - none. **Lake Weed ControlMgmt** - none. **By-Laws and Twp. Ordinance Enforcement** - none. **Accesses** - none. **Roads** - none. **Registration & Election Committee** - none. **Dues Committee** - George describes how township doesn't update records of ownership until new owner comes in to file form.

\*3:41:25 Sandi call point of order to clarify vote counting, majority, and quorum. Question is was last vote to remove Paul valid. Scott says 11 people were present so there is quorum. Three abstentions don't count, and the voters were 5 to 3 so that is a majority. Sandi disagrees and says that if 11 present, we need a majority of 6. Scott disagrees, but says if he is wrong, we will come back and fix it.

**Item XII. Subdivision Reports** - none.

**Item XIII. Adjournment** - Next Meeting: Tuesday, July 27, 2021 at 7pm over Zoom, 3:43:55 Sandi motion to adjourn. Ken 2nd. Passed unanimously.