

# HORSESHOE LAKE CORPORATION

## Board of Trustees Meeting

Tuesday, April 2, 2024 at 7 PM Northfield Township Public Safety Building, 2<sup>nd</sup> Floor

1. **Call to Order (7:08pm)**—President, Scott Chisholm
2. **Roll Call** – Secretary, Brant  
(x)Joe Bennett (x)George Brown (x)Scott Chisholm (x)Mike Grosh (x)Makenzie Jakubowski (A)Ken Johnson  
(x)Julie Kapnick (x)Carl Kayden (x)Brant Kettlewell (x)Michael Laird (x)Brian Trim (x)Dana Vashon
3. **Approval of Agenda** – President, Scott. Motion by Joe Bennett, second by Brian Trim. Motion passes
4. **Approval of Minutes** February 2024-Board of Trustees. Motion by Joe Bennett, second by Makenzie Jakubowski. Motion passes. Brian Trim and Mike Grosh abstain.
5. **Announcements** – Board of Trustees. None
6. **Public Forum (member comments) 3 mins per person.** *The purpose of the public forum is to provide an opportunity for any member of the corporation to speak. You will need to state your name and address for the record. Please Refrain from joining in on trustee discussion during the remainder of the meeting. The trustees will follow up concerning the comments at the end of the public forum. The entire segment was spent of the Lupi Fines.*

**HLC Member**, recommended increasing the pressure on the Lupis signs displayed on Main St. The member is asking for updates on rules, regulations, fines, and any progress on the Lupi signs. Scott has updated the members in attendance on the actions taken by the board (fines assessed to the Lupis.). Julie Kapnick is updating the members on rules and regulations and bylaws used to fine the Lupis.

**HLC member.** Gave examples of other HOA's and their bylaws to handle the offensive signs.

**HLC member.** Encouraging more members to call the police. The compliance officer from Northfield Township, has stated the political signs are freedom of speech, and can not be regulated by local governments. Joe Bennett, recommends HLC members initiate a lawsuit against the Lupis. Scott Chisholm is going to check with HLC attorney for clarification.

Makinzie Jakubowski and Joe Bennett motion, to seek council from HLC attorney. Second by Julie Kapnick, Dana Vashon, and Scott Chisholm. Motion Passes.

Dana Vashon is going to seek council, a second opinion, to find recommended remedy for political signs.

Julie Kapnick suggesting to increase the fees per occurrence, and to revise the language of the rules and regulations.

Julie Kapnick motions to: Reexamine the existing by-laws, rules and regulations, to increase the fines, strengthen the language and bring back suggestion for the next meeting. By-laws and rules/regulation committee to firm up language of the rules and regulations, and possible increase the fees per occurrence. Second by Makinzie Jakubowski, and Joe Bennett. Motion passes. June meeting the committee will bring back new language and or fines for the rules and regulations, and board vote.

-----7:20 p.m.-----

### 7. Clerk's Report/Correspondence – George B, Clerk

**By George Brown.** Per George, Adam Rosen Scruggs is inquiring about, 7800 shady Beach Rd, Whitmore Lake, Mi. Apparently 7800 shady beach is in foreclosure. Washtenaw county Public Records does not indicate a foreclosure as of April 2024.

### 8. Treasurer's Report –Treasurer, Joe B. See Paper copy

#### February 2024

**Beginning Balance HLC checking, \$13,202.13**

**Total Revenue \$152.00**

**Total Expenses \$1,559.82**

**Ending balance, \$11,794.31.**

**Road Maintenance Accts.**  
**Leocadia \$12,417.46**  
**Lincoln \$6,443.66**  
**Schrum \$9,073.65**  
**Shady Beach \$7,011.62**  
**Total Road Accts, \$34,946.39**

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**March, 2024**

**Beginning Balance HLC checking, \$11,794.31**

**Total Revenue \$4,252.30**

**Total Expenses \$1,486.91**

**Ending balance, \$14,559.70**

**Road Maintenance Accts.**

**Leocadia \$12,505.46**

**Lincoln \$6,443.66**

**Schrum \$9,183.65**

**Shady Beach \$7,171.62**

**Total Road Accts, \$35,304.39**

-----7:40 p.m.-----

## **9. Unfinished Business**

## **Ongoing Updates (monthly)**

- a. Title Insurance for newly acquired wetland parcels-Scott

    Tabled title insurance.

- b. a. Outstanding Dues & Foreclosures-Scott. Ongoing.

- c. Electronic key fobs-Scott. New fobs are available.

April the 6<sup>th</sup> 10 to 2, boat launch. New contracts will be handed out at the same time, signature required to get a new fob. April 20<sup>th</sup> 10 to 12, boat launch. Or come to the BOT meeting on June 4, July, August or Oct. Karl, Joe, and Scott on 6<sup>th</sup>, boat launch. Mackenzie, Jule and mark. On the April 27<sup>th</sup>. Members in the rears cannot get a new fob/key, and cannot pay their past dues at the boat launch. Dues have to paid first before showing up for the key. Mark is in charge of the fobs and locks.

- b. Task Tracker- Makenzie, tree work, \$750 bill. lean on Stanley Redman

- d. Electronic payments-Makenzie. Online software database, square used for point of sale. Our website could be used for paying member dues. The cost would be \$50.00 per year, and a service fee with every purchase. Not up and running know, but a possibility. Scott is also looking for HOA software to run everything.

-----8:20 p.m.-----

## **10. New Business**

- a. Foreclosure Obstacles-Scott. Problems with foreclosure. Missed a step, and have to start over. \$650 loss due to the misstep.
- b. NO WAKE buoy installation in May (before next meeting) All installed by May 15<sup>th</sup> through May31.
- c. Lake Dues assessment. Do not have all the data needed to send out bills as of April. Currently \$48.00 per back lot, and \$110.00 for lakefront. Forecasted to Chang to \$55.00 per back lot and \$125.00 for lakefront. Lake dues Calculated by what is the forecasted need for treatment. Formula is in the bylaws.
- d. Road Dues assessment approval. Same with the lake dues. Calculated by what is forecasted. Formula is in the Bylaws. Road dues amount is changing. Everyone pays the same amount per year. Changing form past billing cycles, with different amounts paid per home, per subdivision.
- e. Short-Term/Vacation rentals on HLC. No updated. Not ready.
- f. Brian motions for a \$500.00 purchase, Floating Dock for Georges Park. Left in all year. Mike Grosh seconds. Motion passes. 3 abstains, Motion passes.
- g. Boat launch dock needs maintenance.

Loss of Quorum at 9:12 due to disagreement on STR's.

## **11. Committees Reports (committees should be ready to provide a brief update)**

**A. Lake Weed Management** – Mark C

**B. Boat Launch Key Fobs** – Scott/Makenzie/George

**C. Lawn Maintenance** – Mike L/Brian

**D. Beach/Swim Area** – Makenzie / Carl /Mike L

**E. Bylaws**– Scott /George /Brian / Mike L

**F. Lake Level**-Tim O/Brian /Dana /Julie

- G. **Blight** – Makenzie J/George
- H. **Social Events** – Brian
- I. **Road Maintenance** – George / Mike/ Carl /Bruce L

- J. **Dues Restructure** – Scott /Joe /Michael L/ Brian
- K. **Beautification**- Brian T
- L. **Short-Term Rentals**-Julie/Makenzie/Brant/Brian

**12. Subdivision Reports** – Leocadia/Lincoln/Schrum/Metes & Bounds/Shady Beach

**13. Adjournment**

**Next Trustee meeting: June 4, 2024**