

**MINUTES**  
**HORSESHOE LAKE CORPORATION Board of Trustee's Meeting**

**Tuesday November 1, 2016, NFT Public Safety Building**

- I. **Call to Order** – And Review of “time allotted per topic” during meetings - 10 minutes – Lisa C  
**Meeting called to order at 7:10 pm**
- II. **Roll Call** – Lisa Craft ~~Appointment of Trustee & Swearing in of all 10 BOT members and election of Officer Positions of HLC – George & Lisa~~
- III. Lisa Craft ( X ) Renee Mulcrone ( X ) Chuck Steuer ( X ) Mark Caples ( X ) Scott Chisholm ( ) Brian Trim ( X ) Faith Wheeler ( X ) Bruce LaRue ( X ) Marty Blank ( X ) Thomas Merrill ( X ) 2 Vacancies
- IV. **Approval of Agenda and Minutes**– Lisa Craft  
**Motion to approve agenda as amended:** Mark **Second:** Bruce  
**Favor:** 9 **Opposed:**0 *Motion carried*  
**Motion to approve agenda minutes:** Faith **Second:** Renee  
**Favor:** 8 **Opposed:**0 **Abstain:** 1 *Motion carried*
- V. **Public Forum/Guest Comments** -  
Sandie Bodi brought a picture of a tree leaning over her driveway which threatens to fall in her driveway. Chuck asked if it was near an electric wire. The tree is in the road right-of-way and needs to be removed.  
**Motion to take action to take the tree down, to send a letter of correspondence to the owner of the house (7681 Shady Beach) and the resident of the house , with a price of the tree removal not to exceed \$300 :** Faith **Second:** Bruce  
**Favor:** 9 **Opposed:**0 *Motion carried*
- VI. **Correspondence** – George  
Robert Lupi, Macomb Michigan would not like to pay his dues and past dues which totals to \$178.20 because he feels his land is a wetland. George has invited him to discuss the bill with the board. These are in Lincoln Subdivision: Lot 245 - 247; Lot 235 - 241, Lot 219 - 227, Lot 312 - 316  
**Motion to have Cynthia write a letter to Robert Lupi to ask him to come to a board meeting to discuss his billing and to reference wetlands laws as well as to have him donate the wetlands to the corporation:** Faith  
**Second:** Marty  
**Favor:** 9 **Opposed:** 0 *Motion carried*
- VII. **Treasurer's Report** – Faith Wheeler/Cynthia
- a. Balance of Accounts; Checking and Reserve Accounts and bills due for payment: \$3146.69  
The insurance is due Dec. 1<sup>st</sup> so Cynthia put it on the November expenses.  
Brian asked if insurance could be paid monthly. Cynthia said paying monthly is more expensive. There was extensive discussion about where payment for tree removal in the road easement (ITEM V) would come from.  
**Motion to approve treasurer's report and pay the bills as amended:** Brian **Second:** Tom  
**Favor:** 9 **Opposed:**0 *Motion carried*
- b. Renee's reimbursement for items she purchased (and represented HLC) for the Oct. 23<sup>rd</sup> community event  
**Motion to approve treasurer's report and pay the bills as amended:** Brian **Second:** Tom

**Favor:** 8                      **Opposed:**0                      **Abstain:**1                      *Motion carried*

- c. **Motion to reimburse Scott Bodi \$48.43 for planters used at Shady Beach:** Brian

**Second:** Bruce

**Favor:** 8                      **Opposed:**0                      **Abstain:** 1                      *Motion carried*

VIII. **Committee Reports** – members to be prepared to determine how Committees to be consolidated and format discussed at October meeting

- a. Lake Committee: Bruce and Scott; Nothing to report. Buoys need to be pulled. Mark volunteered to pull the buoys.

- b. Boating Committee: Scott, Mark and Bruce  
Bruce is looking at concrete for the boat launch.  
George said a free dock is available.

The lawyer suggested a candelver or roll out dock (\$1200 -\$1500)

**Motion to purchase a chain and lock to secure a dock and possibly augurs to the fence, not to exceed \$50:** Brian

**Second:** Mark

**Favor:** 9                      **Opposed:**0                      *Motion carried*

- c. Property Committee: Faith, Brian, Marty, Renee, **Scott and Cheri Chisholm and Scott and Sandie Bodi**

This would include beautification of subdivisions. Tom pointed out the library has a new meeting room that the committee can use. Marty offered to set out an email in December for a time to meet in January. Brian pointed out that sales of items for beautication projects are going on now.

- d. Road Committee: Thomas, George **and Bruce**

The committee has not met. Cynthia pointed out road committee representatives from each subdivision should be present.

There was discussion about use of one truck for trash hauling and recycling. Lisa suggested contacting the trash haulers to do this.

Trash hauling: Cynthia brought up the membership voted to have one hauler, but membership notes are needed to verify this.

Chuck said some residents had previously paid haulers had paid in advance and others disliked individual haulers.

Cynthia suggested finding previous minutes and meeting with the lawyer. Other suggestions include putting this in the bylaws and stating that one hauler is needed for road preservation.

- e. Operations, Government & Legal Committee: **Faith**, George, Lisa, Scott, Brian and Chuck (results of meeting with Lawyer-Dale on Road committees, beautification project, grills, dock, key holing issues – Lisa

Lisa and George met with the lawyer. The Summer Homes Act allows us to have jurisdiction over the roads, the subs, and the corporation. Historically, HLC has road committees for different subdivisions for billing. Chuck pointed out the bylaws let the subdivisions do what they want.

Marty stated that he believed that one or all of individual subdivision road maintenance groups may be improperly billing members and improperly claiming the corporation authority, that the corporation has not assessed the members for road dues as would be required by the Summer Resort Owners Act section 455.219, and that the individual subdivision road groups should have obtained an agreement with the individual owners in their subdivisions before billing them. He suggested that the corporation should look at this situation, take appropriate action if required,

and he discouraged any liens be placed on members' properties for delinquent road dues by the corporation.

Brian pointed out that 455.211 says it has jurisdiction over the roads.

Faith stated that since the beginning of the corporation that road maintenance has been left to the individual subdivisions to manage on their own.

George said lawyer is advising next week on the roads.

- f. **Registration, Election and Communication Committee:** George, Joan, Mark, Dawn and Joan  
The person in charge of Nextdoor Neighbor no longer lives in the area and has not been able to get contacted. Nextdoor Neighbor needs a contact person. Chuck pointed out that only house residents can join Nextdoor Neighbor.

**Motion to post a statement that HLC hereby states that this is not our official website and we do not do any official business on this website:** Bruce

**Second:** Tom

**Favor:** 9

**Opposed:** 0

*Motion carried*

**Motion to terminate Donna Colby and Joyce Erikson as administrators of the official HLC web site and retain Julie Kapnick and add Renee Mulcrone. This information to be reviewed by the board on an annual basis:** Brian

**Second:** Bruce

**Favor:** 9

**Opposed:** 0

*Motion carried*

IX. **Unfinished Business**

- a. Letter to Shady Beach resident regarding items in roadway – George & Renee  
No letter sent out, but items were removed.
- b. Marty's Letter to Leocadia residents to notify of beautification options & results of Oct. 29<sup>th</sup> mtg  
Tom and Marty sent a letter and will talk about that.
- c. Letter from Cynthia to Lisa from Welcome Packet to update?/welcoming packet? – Cynthia  
Welcome Packet is finished and has been given to Mark's wife, George and Lisa. Mark wanted told us that each individual's address and phone number is on there. Some people requested that address needs to be removed.  
Marty suggested including trustee and other information in annual dues letter and Tom suggested posting information on the bulletin boards.
- d. Review and payment of NFT engineering bill from Schrum Bridge project – Lisa  
Brian said he discussed with Jacob Rushlow at OHM about billing and they will not be billing us.

X. **New Business**

- a. Letter to NFT inquiring about offering HLC right to purchase back lots – Cynthia  
HLC does not have rights to purchase rights.
- b. Trash Hauler –article in newspaper (Rizzo Co.);  
Cynthia brought up that the HLC membership voted to have one hauler.  
We want to request having one truck. One hauler would have to be in the bylaws.
- ~~c. Financial Signatories – Cynthia~~
- d. DEL HLC and Road dues – George  
George passed out delinquent dues. There was discussion about whether it was worth it to try to push for foreclosures or bring other legal actions.

XI. **Subdivision Reports**

- a. Schrum                      b. Shady Beach                      c. Leocadia                      d. Lincoln

XII. **Next Meeting: Tuesday December 6, NFT Public Safety Building @ 7pm**

**Motion to adjourn:** Bruce **Second:** Tom.

**Favor:** 9

**Opposed:** 0

*Motion carried*

Meeting ended at 9:35 pm.

XIII. **Adjournment**