

VIII. **Unfinished Business/Committee Reports**

a. Delinquent tax liens and dues – George

Property on Main Street has back taxes and back dues. Can we contact property owners to see if they would be willing to deed it to the HLC? There was confusion with an estate due to failure to transfer titles after divorce, then the person died.

Property is not buildable but for a small part. This was already decided by MDEQ

Motion to give Cynthia authorization to talk to landowners to see if they would be willing to deed the property to HLC: Brian **Second:** Faith

Discussion: The property has been litigated and is only buildable on a small section, so acquiring it may not matter. The problem is we don't have total control and someone may still acquire it and try to modify it in some way that would compromise the privacy (or other) of Horseshoe Lake. However, if we did acquire the property we would be liable for back taxes.

Favor: 3 **Opposed:** 3 **Abstain:** 1 *Motion failed*

If we could get some more information it would be helpful.

We need to be focusing on properties on the north side of the lake to protect against keyholing.

b. Obtaining any missing HLC booklets? – Cynthia

Booklets are to be cleaned out and turned in. Email has been sent to get one back.

Two missing: Bruce's and Rhonda's.

c. Past Dues and Delinquent Report – Cynthia

Motion to put a lien on properties with \$500 or more: Brian **Second:** Scott

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

A lien will be filed with Washtenaw County, which will flag any sale of the property. Property owners will be notified of the lien.

Foreclosure proceedings could start for those owing \$500 or more in dues (as per Act 236.1961). Scott will research.

Foreclosure by advertisement is not an option for HLC (we do not have "due on sale" clauses for mortgages). We need a column on the excel sheet to show which ones have liens.

d. FOIA – George to have our lawyer review FOIA document

Lawyer is reviewing FOIA document and other correspondence that is needed.

Tabled.

Notebook and tape recordings needed back from former board member.

Motion to send a letter to our lawyer to contact Rhonda Schwab to contact her lawyer for tape recordings (not recorder) and HLC notebook for March 17 and March 22, 2015 meetings: Faith **Second:** Craig

Favor: 6 **Opposed:** 0 **Abstain:** 2 *Motion carried*

(Labor costs will have to be translated to \$8.30, p. 6)

e. Letter of to Ken Johnson regarding "Letter of Consent" – Cynthia

Motion to send letter drafted to Ken Johnson: Craig **Second:** Jamie

Favor: 6 **Opposed:** 0 **Abstain:** 2 *Motion carried*

f. Duncan waste haulers – George

George talked with Scott and Randy Duncan about waste hauling. We will have only one truck coming to the neighborhood.

We have no enforcement over which hauler people chose because the board does not contract with waste haulers.

Renee will draft a letter for distribution about the trash.

IX. **New Business**

- a. Results of the HLC -Holiday Light Contest – Lisa Mark on Six Mile– 1st

Daniel Zede-- 2nd

Teddy C from Shady Beach– 3rd

- b. Committee and Subdivision Reports – Updates as needed

Lawn: No report

By-laws: Scott, Brian -- one more meeting to present

Gate Key: No report

Weed control: No report

Long-range planning: No report

Legal representation: See above

Boat launch: No report

Keyholing: After by-laws, we will need to approach

Beautification/blight: No report

Lake management: Golf course needs to test the O'Connor drain to the lake. NO WAKE BUOYS need to be repaired or replaced.

Northfield Township: IT'S AN ELECTION YEAR!!! PAY ATTENTION!!!

Subdivision reports: Cars being sold on Main Street. This is a violation of by-laws.

Weed treatment for 2016: \$24,272 as of Nov. 30, 2015; Can we reduce the contract by \$10 K; \$30 for back lot/\$60 for lake front; can we reduce rates? Will mild winter create a bigger algal bloom? Issue was tabled

X. **Next Meeting: On Tuesday February 2, 2016 at 7:00pm, NFT Public Safety Building**

XI. **Adjourned**

Motion to adjourn: Chuck **Second:** Scott

Meeting ended at 9:21 pm