

HORSESHOE LAKE CORPORATION Board of Trustee's Meeting Minutes

Tuesday January 9th, 2017 at 7:00pm

Northfield Township Public Safety Buildings, 2nd floor 8350 Main Street, Whitmore Lake, MI 48189

Meeting called to order at 7:07pm by Scott Chisholm

Roll Call –

Present	Absent
Scott Chisholm	
Joe Bennett	
Bruce LaRue	
Brian Trim	
Julie Kapnick	
Ken Petersberger	
Thomas Merrill	
Henry Tyler	
Mark Caples	
Lisa Craft	
Faith Wheeler – arrived late	
Susan Bolla	

There is a quorum.

Public Forum/Guest Comments – Marty Blank – Recapped his time in the neighborhood and board. He stated now there are terrible emails denigrating him because someone on the board does not agree with his opinions. He does not feel this is how the board should be run, there should be a group of neighbors that say their peace and then be done. He has seen two emails in the last two weeks and it should stop.

Election of replacement president. Motion to proceed as the agenda states and proceed with election made by Brian Trim and seconded by Bruce LaRue. Discussion – Henry Tyler would like to postpone the election until later in the meeting to allow time for Faith Wheeler to arrive. Brian Trim stated the election was postponed last month and does not need to be delayed any longer. Bruce LaRue has no problem waiting for Faith Wheeler, because Scott has the authority to run the meeting. **Bruce LaRue amends the motion to move the election to Unfinished Business, seconded by Henry Tyler. 1 nay, 1 abstain, 9 ayes amendment passed.** Attempted vote on original motion with modification, discussion of Roberts Rules of Order on motions and amendments. Brian Trim withdraws his motion.

Brian Trim motions to accept the agenda as modified and Joe Bennett seconds. Motion carried.

December meeting minutes – Motion to accept December meeting minutes with changes made by and seconded by Discussion – Correct Bruce Trim to Brian Trim. Julie questioned the validity of the final motion regarding meeting minutes made in the December meeting. Clarification was to send approved minutes. Minutes are updated to state motion was seconded by Brian Trim for that motion. **10 ayes, 1 abstain, motion carried.**

Correspondence – George Brown

Request for Horseshoe Lake Corporation meeting minutes from 2017. Current secretary will request the official copies from prior secretary to get the 2017 meeting minutes.

Treasurer's Report – Joe Bennett

Treasurer's Report: 1/9/2018

	HLC Checking	HLC Money Market
Beginning Balance 12/1/17	\$5,394.57	\$44,212.06
<i>INCOME</i>		
Dues	\$491.30	
Weed Assessments	\$46.00	
Road (Passthrough)	\$200.00	
Miscellaneous	\$0.00	
Interest		\$3.53
<i>Total Income</i>	\$6,131.87	\$44,215.59
<i>EXPENSES</i>		
Legal	(\$237.50)	
Landscaping	(\$275.00)	
Telephone	(\$15.85)	
Book Keeper	\$0.00	
Electric	(\$17.53)	
Road Dues	(\$200.00)	
HLC Money Market	(\$250.00)	\$250.00
HLC Insurance	(\$2,026.00)	
<i>Total Expenses</i>	(\$3,021.88)	\$250.00
Ending Balance 12/31/17	\$3,109.99	\$44,465.59

Brian Trim motioned to accept the treasurer's report and pay expenses as listed, seconded by Mark Caples. Brian Trim amends to add payment of weed treatment permits. 12 ayes, Motion carried.

Unfinished Business's

BYLAW changes reviewed

Change 1 – Correct Meetings to Members.

Change 2 - Article 1 section 6 Clarify member identification for voting. Add opinion 7230 information for clarification in reasoning.

Change 3 – Article 3 section 1 Reaffirm membership dues. Highlight term revoke vs reaffirm to the attorney. Discussion on how to communicate this change to the membership. The story should be transparent to assist in vote of bylaws. Suggestion is to post copies of current by-laws and proposed by-laws and the changes on the website. Does the actual dues line in the bylaws need to reflect the change? Ask the attorney if the bylaws should reflect \$20 or \$50. Put in the notes section that dues were \$20 and voted to \$50 in 2014 and if the prior vote is not reaffirmed the dues will revert.

Change 4 – Article 3 section 2 & 4 Road maintenance. Discussion on the notes and reasoning of the bringing the independent road committee into the corporation. Add statements to include economies of scale in cost for road maintenance. Ask the Lawyer if the words “as below” should be added.

Road Committees, clarify B. 2. when the committee will meet and determine assessment. Add that the assessment is rounded to the nearest dollar like the weed assessment. Discussion on the fiscal year of October 1st to September 30th is when the assessment commences. Suggestion to remove the road end item, ask the lawyer.

Ask attorney about the starting date for the road assessment. All changes and questions (highlighted areas in document) to be reviewed by Attorney.

Motion to approve draft of bylaws and take to the attorney for review by Brian Trim, seconded by Bruce LaRue. 12 Aye, Motion carried.

Committee List – Suggestion to limit membership in any one committee to make the committee manageable. Each sub needs to have representation. Change to increase the limits if a subdivision needs representation. The committees are jobs that must be done. Old committee list had more details. Old committee list was in place for a year and some committee worked well, some need changing. **Motion to table to next meeting by Bruce LaRue and seconded by Henry Tyler. 12 Ayes, motion carried.**

Holiday Light Competition - Winners of the holiday lights competition are First Place - Laura and Marks Wealch on Six Mile; Second Place – Lori and Ted Cowger on Shady Beach; Third Place – Daniel Zide on Delaware. Lisa Craft included the winners in the Horseshoe Lake article in the January Current. Scott and Sandy Bodi donated the monies and made signs for the winner’s lawns.

Elections - President – nominations for president. Bruce LaRue nominated Scott Chisholm, Brian Trim seconded. Scott Chisholm accepted nomination. Tom Merrill nominated Julie Kapnick, Julie Kapnick declined. Lisa Craft nominated Henry Tyler, Henry Tyler declined. Verbal vote taken to accept Scott Chisholm as President, 12 Ayes.

Vice president – Brian Trim nominated Julie Kapnick, Julie Kapnick declined. Bruce LaRue nominated Brian Trim, Brian Trim accepted. Faith Wheeler nominated Henry Tyler, Henry Tyler accepted. Vote is by ballot. Henry Tyler was voted as vice president.

Bruce LaRue thanked Lisa Craft for her years of service as president.

New Business

Weed assessment – Is there a history of water quality? \$240 per testing sites. It has been two years since the last test. Suggestion is to do another test this year and it is within the budget. **Brian Trim motioned to accept the weed assessment calculation as presented, seconded by Bruce La Rue. 11 Ayes, 1 Abstain, motion carried.** Contract 2018-2019 based on max budget of \$14,000. It can cover 3 treatments based on last year’s cost.

<u>Subdivision</u>	<u>Households</u>	<u>Lakefront</u>	<u>Delinquent</u>
Leocadia	56	1	6
Schrum	49	21	7
Shady Beach	207	17	35
Lincoln Realty	95	46	17
Mets & Bounds	5	5	1
Totals	412	90	66

Delinquency Factor	16%		
Current Weed Balance	\$23,672.00		
Desired HoldBack	\$15,000.00		
Carryover to 2018	\$ 8,672.00		
Estimated 2018 Contract Price	\$15,000.00		12,033
2018 Amount to Assess	\$ 6,328.00		
Estimated delinquent shortfall	\$ 1,013.71		
HLC Total Assessment	\$ 7,341.71		
Percentage of Lake Front homes	22%		
Lake Home upcharge total	\$ 1,603.77		
Per home lake upcharge	\$ 17.82		
Individual home assessment*	\$ 13.93		
Lake front home total assessment*	\$ 31.75		
*Will round to the nearest dollar			

Antidotal evidence that fishing is getting worse. Need some research or survey. **Motion to approve weed contract for weed treatment Brian Trim, seconded by Bruce LaRue. 12 ayes, motion carried.**

Lake insurance reimbursement from last year as credit for this year paid for certificate of insurance. Insurance is liability on the lake due to weed treatment. HLC is a rider on their policy.

Purchase of property – George talked to township about property foreclosures. Next meeting George will bring a map as to ownership of Lincoln sub properties.

Winter festival – 5 or 6 years ago did a festival by the boar launch. No interest in heading up the event.

Subdivision Reports

- a. Schrum
- b. Shady Beach - George purchased property. The corporation accepted it and a park will be created. George will chip Christmas trees.
- c. Leocadia
- d. Lincoln

Motion to postpone meeting to Wednesday 7th of February provided room is available by Brian Trim seconded by Bruce LaRue. Julie Kapnick will not be able to attend. Aye motion carried

Next Meeting: Tuesday February 6, 2018 NFT Public Safety Building @ 7pm

Motion to Adjourn by Mark Caples, seconded by Tom Merrill. Motion carried.