

Minutes of Regular Board of Trustees Meeting of The Horseshoe Lake Corporation February 1, 2022

DRAFT - to be accepted at April 5, 2022 BOT meeting

Item I. The regular meeting was called to order by President Scott Chisholm at 7:04 PM. (0:02:00) elapsed time on audio recording. Time references will be in elapsed time on the meeting recording.)

Item II. Roll Call - The following were present: Scott Chisholm, Carl Kayden, Joe Bennett, Kevin Quinn, George Brown, Mackenzie Jakubowski, Sandra Bodi, Craig Delap, and Ken Johnson. Brian Trim late (0:04:25). Brian Anthony and Michael Laird were absent. **There is a quorum.** 0:02:50

Item III. Approval of Agenda - 0:03:10 Scott adds 10.d. Candidates for Foreclosure. George adds 9.c. Boat Registration. Joe motion to accept agenda as amended. Carl 2nd. All ayes. Motion passes. 0:05:10

Item IV. Announcements - 0:05:30 Scott was one of the winners of the Holiday Decorating Contest.

Item V. Public Forum (Guest Comments) - 0:06:20 no public present.

Item VI. Approval of Minutes - 0:06:30 Brian had emailed Kevin a few clarifications. Craig clarified that his statement about 13 properties was rough estimate, so “approximately” will be added. 0:13:15 Sandi motion to accept the minutes as amended. Brian 2nd. All ayes. Makenzie abstains. Motion passes.

Item VII. Clerk’s Report/Correspondence - 0:13:40 George contacted the county about one lot that has different owner than the township has on record. Ownership changed in 2019 with a tax foreclosure. Township records were not up to date. George does what he can to keep our records current and notify new members so dues can be collected.

George also provided lots of info about the foreclosure candidates, but wants BOT to review and decide at the next meeting. Scott had a few copies of the SOM law regarding foreclosure by advertisement, section 3212 of 1961 PA 236 (MCL 600.3212), which is used by Homeowners Associations. Sandi points out that the law refers to mortgages, and Scott re-affirms that we can do this. George adds that if we have a title company determine who the mortgage lender is on a property, the mortgage company will help to avoid a foreclosure.

Brian asks George to send out the delinquent dues notices. 0:21:40

No correspondence from members.

Item VIII. Treasurer’s Report - 0:21:55 Joe reviewed the balances and expenses for December. Craig asked to follow up on a torn up duplicate check \$185 for landscaping, because we may be double counting the expense. Joe to check on that.

January had a transfer from the money market weed account to pay for the final weed payment. Insurance company payment should be \$2754, rather than \$3030 because they didn’t credit the prepayment last year. Since we called them for quotes, they think they are undercharging for accesses. They are going to add in 2 every year until we get to all 8 being charged. Scott to call other lake associations to see what insurance companies they use. Craig to contact board member at Strawberry Lake.

0:37:40 Brian motion to approve treasurer’s reports for Dec and Jan. Carl 2nd. All ayes. Motion passes.

Item IX. Unfinished Business - a. Red Flag Levels - 0:39:15 Scott says we need to establish a level soon, spring is coming. Scott to get with Mark Caples and Brian Anthony of the lake committee.

Brian wants to put the gravel on Lakeshore Dr. as soon as we are able to, in anticipation of flooding.

Ken and Scott clarify that the county/state level determines the weir boards height, but we can set the red flag level and restrict boating as the BOT of HLC Corporation.

b. Township Property in HLC - 0:44:00 Northfield Township knows we want to meet with them. We want to offer them equal or less than what they had to pay for them. Goal is to have that meeting before our next BOT meeting. The process would be that the special committee negotiates with the township, and then the BOT would approve and a member vote by mail would be required. Estimated finalizing of sale would be after the June BOT meeting.

c. Boat registration - 0:48:00 George and Makenzie have been working on this. George took an old sticker to FastSigns and got a quote for 100 for ~\$174. Discussion of questions about how many boats would be registered, does this correlate to the number of keys, one side or both sides of the boat, type of craft needing registration, numbering of stickers, a guest boat for 1 day pass, sharing the HLC boating rules.

0:57:50 Brian motion to approve George's Horseshoe Lake stickers for all gasoline engine motorized watercraft, 200 stickers numbered 1-100. Carl 2nd. All Ayes, but Joe opposed. Motion passes.

Makenzie introduced the registration form. Scott asks how much data do we want/need? Ken asks what happens if someone doesn't have a sticker? Scott says it's really only an issue if someone is not following the rules. Kevin asks how will residents be notified of having to register their boat and get a sticker? Scott says in a mailing with the boat rules on the back side. Consensus is the form doesn't need a vote.

d. Signs at Park/Access borders, Boat Launch, and No Wake Channel - 1:07:40 Scott says they are getting one more bid.

Item X. New Business - a. Weed Treatment - 1:08:00 Scott will contact the Lake Committee to make sure the weed treatment permit and contract is in process.

b. Lake Water Quality Testing - 1:08:20 Scott asks if we want to do this this year? It's been a few years. Scott to talk with Lake Committee about getting pricing. Brian wants to vote on it at April BOT meeting.

c. Lawn Care Contracts - 1:09:40 Scott says we need to begin working on this. Craig says current guy is selling his business, but he (Craig) will reach out to new owner. Price will go up when there are no owner-operator companies. Brian will find out who does a bunch of resident yards in Schrum.

d. Candidates for Foreclosure - 1:11:15 Scott clarifies that George passed out two lists: one is all delinquencies, and the other is the top 3 candidates for foreclosure. Brian has been working with the Kelleys because they are a special situation and very lawyered up. Brian advocates picking a "sure thing". Scott says review the info and we will vote next month. Brian pushes to review right now and vote today. George gives a little background on 3 candidates. 1:15:30 Brian motion to approve Delores Boggs, Gary Sack, and Frank Mazella who have all never paid their dues for the process, but to start with Delores Boggs. Joe 2nd. All Ayes. No opposed/abst. Motion passes.

Item XI. Committee Reports - 01:18:30 Road Committee. George has a guy signed up to plow for tomorrow's expected snowstorm.

*1:23:00 Makenzie asks about committee listing on agenda, and discussion of who moderates facebook groups and nextdoor. Sandi says that she does not have that power.

Item XII. Subdivision Reports - 01:21:30 No Subdivision Reports. George requests widening of the first section of LakeShore Dr. in Lincoln.

Item XIII. Adjournment - Next Meeting: Tuesday, April 5, 2022 at 7pm at the Township Hall. 01:25:55 - Joe motion to adjourn. Craig 2nd. Passed unanimously.