

Minutes of Regular Board of Trustees Meeting of The Horseshoe Lake Corporation June 7, 2022

DRAFT - to be accepted at July 26, 2022 BOT meeting

Item I. The regular meeting was called to order by President Scott Chisholm at 7:06 PM.

Item II. Roll Call - The following were present: Scott Chisholm, Carl Kayden, Joe Bennett, Kevin Quinn, George Brown, Mackenzie Jakubowski, Brian Anthony, Michael Laird, Sandra Bodi, Craig Delap, and Brian Trim. Ken Johnson arrived at 7:13. **There is a quorum.**

Item III. Approval of Agenda - Mike Laird added 10.d. Gravel for Leocadia Park. Brian Trim added 10.e. Trustee Rules and Regulations. Brian Trim motion to accept agenda as amended. Sandra 2nd. All Ayes. Motion passes.

Item IV. Announcements - none

Item V. Public Forum (Guest Comments) - Tyler Greenough from Shady Beach mentioned there's a grant available for MI to help people who experienced hardship due to Covid 19, Michigan Homeowner's Assistance Fund. It could be used for delinquent dues.

Mark Stroble from Lakeshore Drive wants HLC to continue putting gravel on Lakeshore Drive by the A Frame. Also, there is a stump on an easement that needs to be ground down. He also suggests we try to cooperate with Northfield Township lawyers because there could be legal fees and hurdles with the state or county and to try to do those before the purchase happens. Scott and Brian respond that they are aware of those things. Continued back and forth with Mark Stroble about the definitions of park, preserve, and that more prep needs to be done.

Dave Bruner from Shady Beach was curious about raising the association fees to market value so we can afford to pay for services that are currently provided for free by George.

George follows up and describes the complications of HLC dues structure and his hope to simplify. Sandra asks if the Board of Trustees can vote on it or if members must vote. Scott responds that the members must vote on dues revisions because they are a bylaws change. Sandra asks and Scott further clarifies that it must be a vote of the entire membership, not just a vote of members at an annual meeting.

Item VI. Approval of Minutes - A few light grammatical revisions suggested and made. Sandra motions to accept minutes with changes. Joe 2nd. All Ayes, except Craig and Carl abstain. Motion passes.

Item VII. Clerk's Report/Correspondence - George read a letter from a resident who bought the house on 6 Mile at Raphael about a title company dues mixup. They will contact the title company to resolve. They also appreciated flower pots at the boat launch.

David Vella helped George with the roads and would be happy to help again.

Aaron Miller at 284 Schrum wants help to get Schrum regraded because of potholes.

Trevor Hatch on Delaware and Shady Beach had a complaint about a huge pothole. He threatened taking HLC to civil court.

Another resident asked about if the wetlands properties were undevelopable, how could selling them to a private person make them developable?

Another resident had a complaint about a large pothole. Scot responds that we can better inform members about the need to wait until after spring rains to address road problems.

Item VIII. Treasurer's Report - Joe went over the account balances and transactions for April and May. Brian Trim motion to accept treasurer's reports for April and May. Kevin 2nd. All ayes. Motion passes.

Item IX. Unfinished Business - a. Signage at Parks, Boat Launch and No Wake Channel - The information has been sent to one more company for another bid.

b. Foreclosure - Scott contacted the Detroit Legal News who will post the notice in a couple of weeks. The subsequent postings and posting at the house are on schedule. There are still more opportunities and time to pay their delinquent dues.

c. Township Owned Properties - There is another meeting scheduled, and the offer may be amended in HLC's favor. The timeline is not as strict as they had initially stated. Negotiations will continue.

Item X. New Business - a. Rules about Members not Mowing Grass - The existing rule describes noxious weeds and underbrush. The question is whether or not to add tall grass to the rule. The township will fine people, but not cut the grass. We could have our service cut the grass and then bill the customer. Discussion about "No Mow May" and when a "wild lawn" becomes blight. Brian says blight policy includes anything that devalues property and that could include unkept lawns. Ken points out that we are a community and maybe first we knock on the door and ask if they need help. Craig says to create a process and empower a committee. Joe says the lawn maintenance committee should draft language. Sandra suggests to review other township language.

b. Penalties for Breaking Red Flag Rules- Brian attempts a motion off the cuff that the Board of Directors has the discretion to issue a warning and then a fine of \$50 and a second fine. Discussion ensues where the need for a back side lake red flag needs to be posted. Brian says it was already voted on last year, but not done yet. Also discussion of recent incidents of flouting the red flag. Brian makes a motion to create a rule and regulation that gives the option of a warning and subsequent fines of \$50 and \$100 and then to get a court order. More discussion about specifics of no wake, idle speed, how to catch someone in the act with video, and who to notify. No 2nd for that motion. No other motion. Craig motions to table making a policy until the flags and signs are up and also to review other policies. Sandra 2nd. All Ayes. Brian Trimvotes no. George abstains. Motion to table passes.

c. Update on Roads - George says that Lincoln has a guy (Fred) who helps fill in potholes, and he does it well. George says he should hire or find a volunteer just to fill in potholes. Scott says we should hire a company. HLC has no employees now, and once we have an employee things get complicated with volunteer insurance and HR. Spiegelberg? We need to explain to members road improvement timing. Mackenzie suggests posting scheduling and more info on the website. George motion to spend \$750 to raise to raise a spot of Shady Beach Road. Brian Trim 2nd. All Ayes. Motion passes.

Ken digresses that there needs to be a day to clean up trash along the back lakeshore.

Craig motion to spend \$750 for additional material to address washouts on Leocadia Roads. Ken 2nd. After discussion of using the road budgets and their levels, Brian suggests amending the motion to read "In the event that there is not enough money in the Leocadia Roads Budget to address this issue, I make a motion to authorize the spending of an additional \$750." Craig accepts that amended language. Ken 2nd. All Ayes except George Nay and Carl abstain. Motion passes..

d. Gravel for Leocadia Park - Mike describes the ruts in the park by the water when the truck delivered sand. He would like to fill them with gravel, then topsoil, and then grass seed. Discussion of the best way to fill ruts and also the beach sand and holes problems.. Brian Trim motion to authorize \$300 for Leocadia trustees to repair the ruts in Leocadia Park. Mike 2nd. All Ayes. Motion passes.

e. Trustees Rules and Regulations - Brian makes a motion to create a rule and regulation that any trustee who has been found to be working against the goals of the corporation be prohibited from becoming a trustee again. Brian doesn't want past obstructors to obstruct in the future. Craig points out that trustees are voted in by their neighborhood, not by the board, and sometimes the neighborhood's interests are in conflict with the board. Brian Anthony says he thinks there should be more discussion and less rubber stamping things. Scott 2nd. Sandra wonders if there is anything in place already? Kevin calls the question. Brian Trim Aye. All Nays. Scott abstains. Motion fails.

Item XI. Committee Reports - E. Beach/Swim Area - Brian Trim thanks all who helped get buoys in. G. Blight committee to meet.

Item XII. Subdivision Reports - Shady Beach street sign stolen.

Item XII. Adjournment - Next Meeting: Tuesday, July 7, 2022 at 7pm. Brian Trim motion to adjourn. All 2nd. All Ayes. Motion passes.