

Horseshoe Lake Corporation

Board of Trustee Meeting

Tuesday, Dec 6, 2022, 7 PM

Place, Northfield Twp, Public Safety Building

1 Call to order

2 Roll Call; Scott Chisholm, Carl Kayden, Joe Bennett, Brian Trim, Brian Anthony, George Brown, Makenzie Jakubowski, Craig Delap, Den Johnson, Michael Laird. All present.

Carl Kayden and Trevor Hatch, absent. Mike Grosh, new board member, took the oath administered by George Brown.

3 Approval of agenda, Scott Chisholm. Brian Motioned. Michael Laird Second. Motion passes. All in favor.

4. Announcements. Michael Laird and Brian Trim. Hayride Dec 10. Looking for donations and volunteers. Highschool carolers singing at the event. Starts at noon. Christmas songs for 20 minutes, by high school carolers. Food and Hayride. Two hayrides, with Kenny and George as drivers.

George donates lot 46 in Shady Beach to HLC. Discussion on potential use and tax ramifications. George sells the lot for \$1.

5. Fixing the Schrum bridge aprons postponed until next spring due to contractor shutting down during winter. Both aprons are beginning to settle. Cost to fix both aprons is \$400.00

6. Approval of minutes from Oct 4, 2022 meeting. Motion to approve minutes by Joe Bennett. Second by Michael Laird. Motion Passes. All in favor.

7. Clerks Report. George discussing all of the duties of the Clerk. May need to train someone on the board, just in case. George brings a spreadsheet of delinquent, dues per subdivision.

Title work for properties in foreclosure discussed. Homeowner transfer fee. Surrender boat keys. Properties in the process of foreclosure, and where they are at in the process of foreclose, in an attempt to collect delinquent dues.

8. Treasurer Report. As of Sep 1, account balance of \$21,227.79. \$7660.00 in revenue. \$6,637.50 of that revenue is a transfer of the HLC money market account into the HLC Checking account. Actual revenue in September was \$1,022.00 Coming from Weed Assessment, road dues and Association dues.

Treasurer gives a breakdown of where the revenue came from by Subdivision. A check of \$305.00 from foreclosure settlement is expected, but will not record until November accounting. Sept bills discussed. Telephone, electric, Clerk fees, foreclosure bills. Landscape bills. Porta John Bill. Finished lake shore

gravel. Beatification cost. foot bridge construction, signage, tree service, trail cam costs. Park maintenance, trustee insurance. Total expenses for Sept, 2022, \$15,911.03. Leaving our checking account with \$12,976.00.

HLC has different accounts. Money market account (savings account) and checking account. Funds are transferred between accounts to pay for any given monthly expenses. The money market accounts are used to add additional funds to the checking account to pay the bills. The money market account has a September 2022 balance of \$29,968.00 balance.

The weed assessment account once had a large balance, due to the members paying more than the cost to take care of the lake. Weed assessment dues were partially suspended per Brian, to draw down the large balance in the weed account. Now the current balance is too low. \$340.

The weed balance was as high as \$11,700 in Oct of 2018. The weed dues will have to be adjusted to bring up revenue to pay for weed costs.

Motion to accept the treasurers report. Brian Trim motions, Mike Grosh Seconds, Motion passes. All in favor.

#### 9. Unfinished business.

Brian Trim, Signage is done. \$2000 budget. \$1600 spent over the last two years. Signs have been fabricated and printed. Signs are going up this spring. New signs will replace aging signs throughout HLC.

Foreclosure. Two properties settled, another making payments. Committee deciding on next steps. It cost HLC approximately \$550 per foreclosure. Next step to send a letter to everyone owing money. The letter will ask for payment of balance owed, or foreclosure will be the next step. If homeowners with balance owed, go to foreclosure, the total costs associated with that will be added to individual balances owed, to cover the cost of foreclosure on the individual properties. HLC has the right to foreclose on properties, to settle past due accounts. The home owners will have two months to decide to pay. If no payment. Properties will go to foreclosure. The HLC rules committee will decide when and what amount owed will trigger a foreclosure. For members who cannot afford to pay their balance contact your board member in advance of foreclosure procedures. Individuals who cannot afford to pay their dues owed, are strongly encouraged to contact your board member to discuss a resolution

Township owned properties within HLC are to be transferred to HLC through the setting up of a Special Assessment District over the next 5 years. Northfield Twp is still trying to figure out how to transfer all of the vacant lots owned by Northfield Twp to HLC. The process is proceeding with Northfield Twp. A flat fee of roughly \$3.95 per member, per year, for the next five years will be added to Members property taxes to pay for all the vacant land purchase.

#### 10 New business.

HLC Board Committees are set. Beach assignments to put out buoys in spring and fall were discussed.

Four committees for the four subs.

Karen Camron is being used to source HLC insurance.

Budget added for social event committee. \$600.00 for 3 or 4 events.

Brian Trim makes motion for \$600.00. Mike Grosh seconds. Motion passes. \$600.00. All in favor.

Motion to pay the expense of the Quick Claim Deed fee from George, lot 46, QC Deed to HLC.

Kenny Johnson Seconds. Motion passes.

Halloween party results, by Brian Trim. Lawn care report by Michael Laird. On budget. Happy with new company. Per guidelines, a yearly bidding process must take place.

Motion to end meeting. Ken Johnson. Joe Seconds. Motion passes. All in favor.

End time, 840pm. Time of meeting 1 hour 40 minutes.