

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTES MEETING

June 17, 2023

Rick Sinclair opened the meeting with the Pledge of Allegiance.

ROLL CALL: Rick Sinclair (present); Frank Barretta (present); George Buhler (present); Jaime Ibarra (present); Chris Palm (absent); Greg Quigley (present); Susan Kiwak (present). There is a quorum.

New Business: A motion was made by Frank Barretta to approve the minutes of the May 20, 2023 Board of Trustees meeting. Jaime Ibarra seconded the motion and it was unanimously carried.

Treasurer's Report: Frank Barretta explained the budget and stated that in the month of May the cost for general operations expense (insurance and such) was \$6,670.02; property maintenance cost \$4,695.03 and lake maintenance cost of \$48,270.00. This total expense for the month of May is \$59,635.05. Our inflow of cash this month was \$2,226.43. The year to date expenses for general operations total is \$68,450.78; property maintenance totals \$48,464.59; and lake maintenance totals \$104,353.14 for a grand total of expenses \$221,268.51. The General Fund savings total is \$161,893.89 and the Dam & Spillway funds total \$107,527.22 for a grand total of \$269,421.11 in savings. We had a lake spray for which we have not yet been billed and Frank expects that we may be \$10,000. over budget this fiscal year. The budget starts formulation in December of 2022 and is so far advanced, 1 yr. and 4 months before actual budget starts. George stated that inflation is at 13% compounded interest yr. after yr. We put out an 8% increase in dues based on current inflation because the budget must be posted in March as stated in our by-laws, but he still believes that we will fall short on this year's budget.

A motion was made by Rick Sinclair to add a line to the treasurer's report, the amount only of past dues that are in arrears. Jaime Ibarra seconded the motion and it did pass. Frank Barretta was the only dissenting vote.

OLD BUSINESS

Fish Structures were placed in lake for the protection and growth of smaller fish from predator fish.

Frank Barretta made a motion to allow association members to view structure map in the office, by appointment with a board member present and no pictures are allowed. Rick Sinclair seconded the motion. The motion passed and Jaime Ibarra was the only dissenting vote.

Rick Sinclair stated that we have retained the services of Hertzell Law Firm to look at our by-laws and short term rentals, also how do we collect past unpaid dues. Our by-laws state the attorney fees to collect past dues be paid by the person not paying dues. We need to know the correct steps and protocol to follow, and also need a paper trail in writing of everything we communicate with attorney.

Rick Sinclair made a motion to appoint 1 board member as the contact person with attorney, and the board member must let whole board know/discuss all issues before contacting attorney. Jaime Ibarra seconded the motion and it carried unanimously.

Jaime Ibarra made a motion for the president of LOSRA to be the contact person with the hired law firm. Greg Quigley seconded the motion and it passed with George Buhler being the only dissenting vote.

Camera at the boat launch is on hold until the new electronic gate is finished.

Update on new entry signs of lake, members in the audience want to know why we want any signs seeing as how the lake is private. This matter is on hold presently.

NEW BUSINESS

After the attorney has completed a review of our by-laws we will ask their collection department to go after any unpaid dues owed to LOSRA.

Lapham Associates will complete a new boundary map, drawing in Freeman Estates. They will give us a new map overlay, which will provide a break out showing where each subdivision begins and ends so we can do a complete audit

of all lots to make sure none have been missed. We are also looking into Ogemaw Oaks subdivision to see if they are in our corporate boundaries, if so they need to be platted on the LOSRA map and the owner of the 13 lots will begin receiving dues notices. The owner of the single home has been paying dues since 2017 on two lots. Past presidents state Ogemaw Oaks is not a part of association. Lapham Associates will make sure our map agrees with Ogemaw County records.

George Buhler made a motion to start discussion, if we get approval from attorney to bill dues to the 13 lots in Ogemaw Oaks. Greg Quigley seconded the motion and it carried unanimously.

George Buhler is gathering information and three bids on a new electronic gate at the boat launch. The gate will be on wheels, will close in 30 seconds, and will tie into a camera that takes pictures of boat and MC numbers. If a member is in arrears on dues we can shut off their card in the office. We can also look at a specific card member if they appear to have launched numerous times through out the day. The short term trail camera pictures are not clear enough. This gate will cost between \$10-\$15k. Consumers will hardwire for free if done overhead, the cost to run wires underground will be \$150.00. We might use Spectrum for the internet and wi-fi connection to the office, but we will see if they are willing to put us on a seasonal hold for billing purposes. An electronic gate will give us more control of who enters the lake.

George Buhler made a motion for approval to draw from the savings \$15k to install and hardwire an electronic gate, and the necessary camera. Rick Sinclair seconded the motion and it carried unanimously.

George Buhler and Jaime Ibarra are working on the updates for the 1, 5, and 10 year plan. Most 1 year items are complete.

Boat Stickers – the problem is sheriff cannot enforce once the boat is on the water. Stickers on hold until electronic gate is installed.

COMMITTEE REPORTS

Mike Seabolt went out on lake and surveyed on Thursday. They will be spot spraying the coves as grass lake and the canals are worst for milfoil and pond

weed. Approximately 45 acres will be sprayed. The lake has been posted. The dam and spillway look good and the water is at 792 which is the top of dam.

Fish Committee – Gordon stated they put in 69,000 flathead minnows at a cost of \$2,000. The structures are a safe haven for the small fry.

Parks Committee – Chris Craib stated the parks are in really good shape. A couple of the parks need the spray stain completed and we are in need of volunteers to finish this job. Chris is hoping to have the maintenance crew contract ready for the next meeting. He is asking for \$150. for mulch for Simas park to be completed.

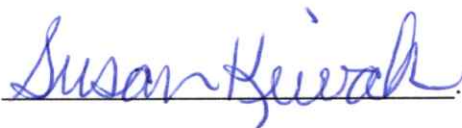
Frank Barretta made a motion for \$155. for mulch to be used at Simas Park. Jaime Ibarra seconded the motion and it carried unanimously.

Activities Committee – Cathy Adamski stated that the summer poker run only has 9 homes at the present time, and they need 1-6 more. The poker run is July 22nd, and more host houses allows them to sell more tickets. The drive thru breakfast burrito raised \$500. Funday has two new chair people, Sandra Shu Chwierut and Dawn Mosher Brehaut. There is a CPR class today at 1:00. Cornhole tournament is July 15 and all monies will be for maintenance of the AED's. The cost is \$20./person. There will be a drive thru hot dog lunch on Saturday, August 5th during the garage sales. Entertainer Joe Sloan will be at the pavilion on Saturday, August 19 from 6-9 pm. The cost is \$15/person and the monies will be for the AED's.

Mens Committee – the final dock is being rebuilt by Bob Gollehur and he states it will be installed at Raven park this week. The sprinkler system is working good at the dam. We need to start getting bids, new prices to asphalt parking lot next year.

Frank Barretta made a motion to adjourn the meeting. Rick Sinclair seconded the motion and it carried unanimously.

Respectfully Submitted;

A handwritten signature in blue ink that reads "Susan Kiwak". The signature is written in a cursive style and is underlined.

Susan Kiwak, secretary