

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTES MEETING

May 20, 2023

Rick Sinclair opened the meeting with the Pledge of Allegiance.

Four of the six candidates running for the Board of Trustees were able to introduce themselves, and tell us a little about their past work experience, and why they are interested in serving on the LOSRA Board of Trustees.

ROLL CALL: Rick Sinclair (present); Frank Barretta (present); George Buhler (present); Jaime Ibarra (present); Chris Palm (present); 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 April 15, 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 we are in good shape, but does expect us to run over budget due to lake maintenance and the spray coming up this next week. We have \$161,893.89 in our General Fund savings and we presently have \$107,527.22 in our Dam & Spillway fund leaving us with a total of \$269,421.11. In the month of April our general operation cost were \$3,687.25; property maintenance cost were \$2,498.36, and we had no lake maintenance cost as of this date. The inflows were \$2,233.19. At the present time we are at 66% of our total budget for 2022-2023.

Fish structures were discussed once again, the meeting was a full house and only 4 people raised their hands stating they want to know the locations. A member stated that there is no security on the lake, we can't keep others off the lake and the association pays for the fish we put in. The structures are all at least 15ft. deep and most are now covered in algae and not visible. One member does want to know the locations so that he can fish over the structures come winter. The purpose of the structures is to protect the smaller fish from predators and give them a chance to grow.

Short term rentals – several members have approached the board asking what we can do about short term rentals. Sugar Springs is a property owners association. Because they are a POA, which is similar to a HOA, they are allowed to have many more rules and regulations than what are allowed in a Summer Resort Association. Just for comparison, Sugar Springs has an annual budget of 2.4 million and 73 employees. The Lake Ogemaw Summer Resort Association is authorized and governed by Public Act 137, of 1929. The section of the act that states what authority is given to our association to write By-Laws is 455.212. Rick Sinclair stated there is another obstacle to consider before changing the structure of our association. The Michigan House passed House Bill 4722 on October 27, 2021. That legislation states "A local unit of government shall not adopt or enforce zoning ordinance provisions that have the effect of prohibiting short term rentals". The companion bill to this is Senate Bill 46W cv00766. That bill was referred to committee on 5-27-21 and has had no further action. If

these bills become law, we could do nothing to govern or prohibit short term rentals. A handout comparing LOSRA and HOA's was made available at the meeting.

The Board wants to know how does the membership feel? LLC become commercial and takes the private out of our lake. How do we enforce? If we become a HOA we can't go back, some are grandfathered in. Members worry that not enough information is sought on background checks. Rick Sinclair stated that the county is aware of explosion of Verbo rentals. LOSRA is platted as 11 separate single family sub-divisions on a private lake. Mr. Christensen stated that Mr. Deeter needs to form ordinances. The by-laws of 2017 state guests of single family, gratuitous guests; verbo is money for profit. Members are concerned about outside boats and jet skis not being washed, and state that advertisements say to bring your water toys as you get a key to the boat launch. Once the lake gets zebra muscles it is lost. Shu spoke up and stated that Verbo's have strict regulations and owner can lose their license if rules aren't followed. One member stated that he only rents to family members of other residence and has a full binder of lake rules. Verbo offers insurance and other protections, and yes it does bring in money. Another lake member claims that 9 out of 10 rentals are neighbors of family members. Other members don't want the advertisement of giving boat launch keys to renters, want our lake to stay private reminding everyone that most of the tickets on lake last year were people who do not live on the lake. Mrs. Gowan asked how we insure that other outsiders are not bringing in random boats? The sheriff stated that the lake properties are private, but once a boat is in the water they cannot enforce that a non-resident get off. Our property is private but the lake is Michigan property therefore public. Outsiders must be stopped before getting on the water. Another member wants to know if we can make restrictions to keep Verbo – commercial corp. out as they are limited liability corporation for insurance purposes. Chris Lanzon stated that we used to have lake security and all boats had stickers to be on lake. As a summer association we are limited as to what we can do, but we will have someone at the boat launch checking membership cards on all holiday weekends.

Frank Barretta made a motion to move forward with a specialized lawyer to see what or if we can do anything concerning the rentals, and to look over our by-laws. Jaime Ibarra seconded the motion and it was carried unanimously.

Ogemaw County Changes to Recreational Vehicle Regulations -a handout was given with the existing law and proposed law. There is a meeting on Wednesday, May 24th at 7:00 pm at the city commissioners building on this topic.

Rick Sinclair stated that he is very pleased that all docks except 1 are in the water, did resurface 13 docks. Bob Gollehur and Mike Seabolt did a monster job of welding and putting docks in. Raven park is the only dock not in due to loads of muck. We applied for a dredging permit, but EGLE has numerous pages to be filled out and the state wants a cross-sectional drawing to move forward. It is likely we will dredge in the fall.

Zoom or Skype meetings – Frank Barretta can send a link to join meetings, but this will be mostly listening as members will not be able to join conversation. We are checking into the cost and how to set this up.

Corn Hole Tournament – Jaime Ibarra and the Gowan’s will sponsor a corn hole tournament and all monies collected will be for the maintenance of the AED’s. They are asking all participants to donate a bottle of cheer. A date will be set and posted asap.

Pete Paxton spoke to the members about CERT – community emergency response teams. Pete has been involved for 9 years and stated CERT is about educations of where to get services, help, resources, traffic control, and search and rescue teams. There are presently 4 teams all under the supervision of Mike Bowers. They never ask you to do something that you are uncomfortable doing as you are needed to do the most good for the most people.

Committee Reports:

Lake Coordinator/Dam & Spillway – Mike Seabolt stated he put the bubbler in on March 4th to keep the ice away, on March 27th the ice was gone and bubbler was taken out. The water is 4” over everything and the structure and dam are all in good working order.

Lake Maintenance/Weed Control – Mike stated a few spots need work as he inspected the lake with Solitude on Friday. They will post on Monday, and spray on Tuesday. All coves will be sprayed and from the big island to Jax Lakeside as there is a forest of milfoil in that location. Please shut off all sprinkler systems for the Tuesday spray.

Fish Committee – Gordon Golini stated there are no minnows available in south or north Dakota as everything is mostly sold out. The minnows are now \$10./pound and he is hoping there will be some available this coming Wednesday.

Parks committee – Chris Craib stated all the parks are in good shape although he needs \$300. For 5 gal. buckets of stain, and \$50. For 3 more sprayers. He stated that we need 2 signs that were never at parks. Maintenance crews need a new contract for parks and he is going to try to get a 5 year contract with them. Crow park needs cutting, and some parks need more trimming back. Chris has a full list of stuff needing completion, and he will see if he can get a new list of volunteers who will do gardening at the clubhouse/pavilion area. Bob Gollehur stated that four trees need removing at parks.

Frank Barretta made a motion to allocate \$365. For stain and sprayers to complete the parks. Jaime Ibarra seconded the motion and it carried unanimously.

Rick Sinclair made a motion to pay Ross \$700. To remove the dead trees at Erie and Raven parks. Frank Barretta seconded the motion and it carried unanimously.

Health & Safety Committee - We still need a way to identify the AED locations on the lake side, waterfront. We are also hoping to have another AED class soon and will notify the membership via email.

Fish Committee – Gordon Golini stated that no one is available for minnows at present time. He does know that fish and delivery charges are up at least fifty cents or more per pound. He is hoping to put in 100 pounds of golden shiners at a cost of \$9.00 per pound, and 150 pounds of fathead minnows at \$7.50 per pound. Gordon will have more accurate prices and more information at the next meeting.

Activities Committee – Cathy Adamski the Memorial Day golf cart parade is on Saturday, May 27th. Please start lining up at 2 pm and the parade will start at 3:00. There will be hot dogs at the pavilion. On Sunday, May 28th we will have the drive thru Breakfast Burritos from 9:00-10:30 am.

Saturday, June 3rd from 12:00-2:00 is the ladies luncheon

Saturday, June 10th is the kids fishing derby which starts at 8:00 am

Saturday, June 24th is the craft show

Fun Day is held on Labor Day Saturday and WE NEED SOME CHAIR PEOPLE

Health & Safety – we have 4 AED's outside; 1 in the clubhouse, and 1 at Jax Lakeside. On Saturday, June 17th there will be a CPR class from 1-3 pm. There is a limit of 12 people so please sign up as soon as possible. Cathy asked for \$300. for lake side signs for the AED's locations, and funds for the replacement pads. They are planning on some fundraisers to purchase two more AED's that they would like placed near the sand bar and near West park. Unfortunately the battery replacement is expensive.

Frank Barretta made a motion to allocate \$755.00 to cover replacement pads, maintenance, and signs for the AED's. George Buhler seconded the motion and it carried unanimously.

Men's Committee – Bob Gollehur stated he has 1 dock to rebuild and it will be put in at Raven park this week, 1 more is to go in at the boat launch. We rent out 54 slips. Chris Craib stated that the volunteers are all gone after summer when the docks need to come out so the minor repairs need to be done now.

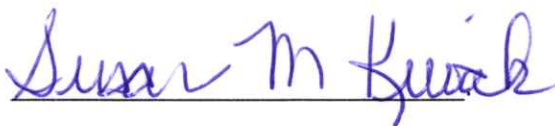
A member asked if the dock rental money covers the repairs. Frank Barretta stated yes as we made a new line item for docks only, the rental money is used for repairs and maintenance only. We will start replacing docks with new ones slowly.

Rick Sinclair our Board of Trustees president stated that he wants the AED inside the clubhouse placed outside the clubhouse where it is more accessible.

Another member thanked the Board for not posting the location of fish structures as he stated they are for the fish to mature, not to be used as hot spots. He also thanked the Board for looking into the rentals so as to protect properties.

Frank Barretta made a motion to adjourn the meeting at 11:20 am. Jaime Ibarra seconded the motion and it carried unanimously.

Respectfully Submitted



Susan Kiwak