

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTEES MEETING

October 21, 2023

Rick Sinclair opened the meeting with the Pledge of Allegiance.

ROLL CALL: Rick Sinclair (present); Frank Barretta (present); George Buhler (present via zoom); Jaime Ibarra (present); Brent Gilbert (present); Greg Quigley (present); Susan Kiwak (present). There is a quorum.

A motion was made by Frank Barretta to approve the minutes of the September 16, 2023, Board of Trustees meeting. Jaime Ibarra seconded the motion, and it was unanimously carried.

Treasurer's Report – Frank Barretta gave details of the budget for September. Dues subtotal is \$7,356.51; miscellaneous subtotal is \$15,408.49; total income for September is \$22,765.00. The subtotal for expenses is \$18,728.29; lake subtotal is \$4,958.36; property subtotal \$11,175.40; dock maintenance is \$20.54; and total expenses are \$34,882.59. Total income was \$22,765.00; total expenses \$34,882.59; with a shortfall of \$12,117.59. Total expenses ytd is \$123,328.64 leaving us a remainder of \$153,971.36. Frank stated that our by-laws require that the general fund and the dam/spillway fund each have their own account and Frank would like to move \$32,000. from the general fund into a high yield CD for the dam and spillway.

Frank Barretta made a motion to move \$32k from the general fund into a high yield cd for the dam and spillway. Greg Quigley seconded the motion, and it was carried unanimously.

Frank stated that the zoom meeting is working well, but we will probably add a few microphones and a better camera. We may have to mount it and hope it will get better with each meeting.

OLD BUSINESS: George Buhler thinks that our current bylaws can be used to limit the use of short-term rentals. Section 2:2:0-2:2:1 of our bylaws, will this allow us to prohibit usage of fishing, and our boat launch on the lake, while also deterring the use of short-term rentals. George would like us to ask our attorney his legal opinion.

Brent Gilbert suggests that after we get a response from the attorney, if it is favorable that we take the letter to the city county and force their hand to do their job and enforce it.

A motion was made by Rick Sinclair to send a letter from George, to our attorney asking if our current bylaws will prohibit short term rentals on lake Ogemaw. Brent Gilbert seconded the motion and it was carried unanimously.

NEW BUSINESS: The proposed rules for the boat launch: must be a member in good standing, will receive 1 key card per household/membership, but not multiple cards for members owning more than one property. Members must meet person at the boat ramp and use your key card to launch your boat if a third party is

launching it for the member. George stated the member will swipe the key card both in and out of the launch as this will keep the software system up to date. There will be a new boat dock rental form requiring more information for contacting a member.

The Board debated tabling the boat launch rules as they questioned how do we deal with guests, do we need to build a wash station, and how do we determine when to shut off a member's keycard? Chris Palm stated the easy solution is to create a smart sheet where the members can enter their own MC # and other information then the office gets an email with all new information.

George Buhler made a motion to accept the boat launch rules as written with two changes. Change no. 2 to household not membership, and # 6 stating that all watercraft used in another lake must be washed before being launched into Lake Ogemaw. Brent Gilbert seconded the motion. The motion passed 4 to 2, and Susan Kiwak abstained at the time of vote.

Matt Conrad asked if a new boat with new mc numbers must register with the office? How does it apply to summer Dorf using the boat launch? Rick Sinclair stated the attorney's answer to gratuitous guest or not will determine how we move forward. George stated that we need current information to track down runaway boats as it takes effort to maintain files, and it is bothersome to track down the sheriff for help finding owner. He would like every member to call into the office with any new boat mc numbers.

Troy and Amy Huff asked about paying dues before the budget is approved as the budget is formed in February, posted in March, presented to the membership in April, and mailed out in late May. The vote is not final until July 1st, and so they suggest that the dues not be due to pay until the week after July 1st.

George feels that Kristi will need some extra help in July due to the rush of phone calls, and if she is trying to enter all the mc numbers for members so that they can get the new key card for the boat launch. If the board puts out an email now to all members, we can start entering information in MyQ during the slow winter months. George would like all board members to have access to the program. Brent Gilbert stated that if a member randomly puts a boat on a dock they have not rented, how do we find the owner without any mc numbers?

Rick Sinclair wants to know if we can even make rules for the boat launch. He feels we can't determine what we can do until we hear from the attorney. Can we type the MC number into MyQ and will it give us the owner? What is Q software capable of? Jaime Ibarra responded that there is software for law enforcement to use that will identify license plates and MC numbers, but there must be a crime investigation to access that software.

Rick Sinclair talked about putting liens on properties after September 30th, this has not been done the last few years. At a cost of \$30./lein do we do it ourselves or turn it over to our attorney . At present time we have \$50k sitting out there in delinquent dues and putting a lien on some properties will force a foreclosure. Bob Gollehur suggests sending a letter of options for payment.

Frank Barretta made a motion to suspend the Nov. 2023 - February 2024 meetings unless something crucial comes up. Jaime Ibarra seconded the motion, and it was carried unanimously.

Rick Sinclair made a motion to add a line to the dock contracts concerning boats left in the water after October 15th. Jaime Ibarra seconded the motion, and it was carried unanimously.

We have problems with boats being left in the water after Oct. 15th when the rental docks are pulled out. We will print on the dock lease form if your boat is not out by Oct. 15th then you are moved to the bottom of lottery list the following year per your lease contract.

COMMITTEE REPORTS:

Lake Coordinator/Maintenance - Mike Seabolt stated the spillway water is 8" below the boards and most likely we will need to leave the boards in. There are no issues and no leaking. The lily pad spray was completed in October. Mike talked to the company and asked if we could spray closer to shore as no water is going over the dam into the Rifle River. April 15th Mike starts going out and looking at condition of water.

Fish Committee - Jaime Ibarra stated that he is still waiting on fish for planting. This will most likely happen in late October to early November.

Activities Committee - Cathy Adamski sent in the following report: BBQ Bash 2024, Brian Sekrenes and gang has agreed to do this again next year. He needs all of us to support him in this event.

Car/Boat show Sept. 16, 2023, from 10a-2p was well attended and will most likely become a yearly event.

Trivia Night Saturday Sept. 30th, 7 pm. Rick Adamski and Joe Hlade ran this event. We had 6 tables of 4 people, and \$2. /person went toward prizes.

Ausable River Boat Cruise on Friday, Oct. 6th from 6p-8p. The boat ride is free, and drinks and snacks are on board for cash only. Bathrooms are available. Come join us for a color tour of this beautiful river. Signup sheet at the clubhouse. We need at least 30 people to have them take the boat out. This event was well attended as we had approximately 70 people.

Craft Fair is November 18th from 9a-2p. We need signs that say Craft Fair Third Saturday of November at the clubhouse from 9a-2p. I believe we should only have this event in the fall.

Christmas Cookie Exchange Dec. 13th at 11am. Cathy is the chair for this event. We need 2 soups and a salad. We also need someone in charge of the dessert table. The theme is snowmen. We have the seat favors already. We also have tablecloths and place mats. Anyone who wants to play the game brings a wrapped gift of \$10. Or less. Also need baskets or door prizes.

New Years Eve Party - Cathy is the chair for this. After last year I believe this should be a simple party where it is free, and everyone brings an appetizer to share and BYOB.

Men's Committee -Bob Gollehur stated that he pulled docks with M. Seabolt and found a couple of docks that need attention, some welding. Bob asked if we still wanted a water line from the clubhouse to the pavilion. We will wait to see if we want a boat wash station and do all the work at once. Rick Sinclair stated that last spring over half of the docks were re-decked. We must complete the rest of the docks with 2x6 decking and look at the approaches to docks.

Rick Sinclair made a motion to adjourn the meeting. Frank Barretta seconded the motion and it was carried unanimously. The meeting ended at 10:50 am.

Respectfully Submitted

Susan Kiwak