

## LAKE OGEMAW SUMMER RESORT ASSOCIATION

### OF TRUSTEES MEETING

August 17, 2024

Rick Sinclair opened the meeting with the Pledge of Allegiance.

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

A motion was made by Frank Barretta to approve the minutes of the July 20, 2024, Board of Trustees meeting. Jaime Ibarra seconded the motion, and it was carried unanimously

Treasurers Report -Frank reported that the total income for the month of July 2024 is \$227,897.65. Expenses for general operations were \$15,753.00. The property maintenance cost was \$7,465.80, bringing total expenses to \$23,218.80 and leaving us with a budget balance of \$204,678.85. Mercantile checking balance is \$197,077.96; savings is \$2,403.01; high yield account is \$82,859.60. Our total assets are \$282,340.57. Our general savings CD's amount is \$168,269.49. The dam & spillway fund amount is \$146,524.12 giving us a total of \$314,793.61. Frank stated that most of our income is from the dues being paid May - July, the new fiscal year. A portion of the \$197,077.96 in checking will be moved to a high yield account.

#### Old Business:

Jaime Ibarra stated that the boat rules and key card rules cannot be circumvented to make folks happy at rentals. If you are at a rental cottage and your family has turned in your boat MC# at their home, the boat must stay parked at your family's home, NOT at the rental. George agreed and states that if a boat is at the STR your boat launch card will be shut off with the vote of 3 trustees.

Frank Barretta made a motion to accept policy #2, acceptance of applications for the board of trustees. Jaime Ibarra seconded the motion, and it was carried unanimously.

Frank stated that we must have seven trustees according to our by-laws, article 5. All tied votes go to a failed vote.

George Buhler made a motion to accept Rule #3, lake watercraft rules. Jaime Ibarra seconded the motion, and it was carried unanimously.

#### New Business:

Brent Gilbert made a motion to set up a conference call with our attorney and all board members are to be present. George Buhler seconded the motion, and it was carried unanimously.

Brent Gilbert made a motion to un-table the proposal for STR. George Buhler seconded the motion, and it was passed by a 5 - 2 vote.

George Buhler stated that for the past two years he has searched for documentation on Summer Dorf and has found nothing prior to 1978. Yolanda Joerin did a deed and title search, searched the tax records and found the purchase and formation of Summer Dorf in 1967. County zoning ordinances relating to property use started in approximately 1970- 1972 so everything prior was grandfathered in. Summer Dorf would operate under their own by laws of 1967. The county issued a special use permit in 1967-1968 which shows that Summer Dorf was there before LOSRA. Based on this information it seems that Summer Dorf can be grandfathered in as a resort under the county's ordinances. Dan Hunter wants to know how LOSRA can follow the paperwork from 1967 when at that time there was only one owner of Summer Dorf. Mr. Ryan Veeder of the Ogemaw County zoning department has stated that they must refer to the county level and follow the paperwork from 1967 granting Summer Dorf legal non-conforming status even though there are now multiple owners.

George Buhler made a motion to send a rough draft of proposed by-law changes to our attorney for his review and to write a final draft to prohibit STR. Brent Gilbert seconded the motion, and it was passed 6-1.

George Buhler made a motion to approve Policy #3, concerning the avoidance of conflicts of interest by board members. Brent Gilbert seconded the motion, and it was carried unanimously.

If a board member is involved in a conflict of interest, the board member will move to the floor as a member to discuss the issue but cannot vote. Samantha Becker wants to be sure that board members can step into the audience and join the discussion.

Rick Sinclair showed three proposals for a generator with Colvins Heating and Cooling being the least expensive. The bid from Colvins includes all necessary permits, a 5-year warranty, and the cold weather kit. Colvins is licensed and insured.

Rick Sinclair made a motion to accept the bid from Colvin's Heating and Cooling for an 18kw Generac generator for the clubhouse. Brent Gilbert seconded the motion, and it was carried unanimously.

#### Committee Reports:

- Lake Coordinator/ Dam & Spillway- Brent Gilbert stated that all is good at the Dam & Spillway, the water is up approximately ½ to 1" above the boards. The permit needs to be updated for the drawdown that is done in late October.
- Lake Maintenance/Weed control - Gary Christenson stated the weed spray was done on the 12th of August, and they hit the weeds hard. He noticed that after just 3 days the treatment for celery weed was doing the job and killing it. There will be another spray on August 26th. This is supplemental for high development of starry wort, trying to be prepared for spring and not wanting weed mats floating around.
- Fish Committee - Jaime stated the fish committee will meet between Sept. and Oct. to decide what fish should be planted this year.
- Parks Committee - Chris Craib stated that the maintenance crew is doing good at taking care of parks and staying on point. We have ten new tables at the pavilion and will start taking some of the picnic tables to the parks that are missing them. We were able to buy the tables from an auction and saved approximately \$9,000. Rich Kiwak made two trips to pick them up with the help of Rick Cunningham and Ron Wilgus. Today is a volunteer workday right after the meeting. We have a dumpster in the parking lot and want to clean out the side yard and shed. We will get rid of all junk and anything that has not been used in years.

- Activities Committee - Shu stepped up and spoke about Fun Day and the number of volunteers needed. If you can donate even 1 hour of your time it will be greatly appreciated. The signs are going out this week and are being kept within the boundaries of Lake Ogemaw. West Branch Country Club was very generous and donated all the hot dogs, buns, and all condiments to Fun Day. This is a big expense, and we are very appreciative of their donation. Shu stated that everything about Fun Day is donations, the baskets, the baked goods, and people's time. We still need some volunteers for the field games, and especially the shoe toss.
- Docks: Gynell Rock stated that they are hoping to have the physical inspection of all docks complete and a report ready for the board of trustees by the October meeting. They will be looking at the decking and any welding that needs repair.

**Member Comments:**

- Coti Brown of Shawnee Trail stated that the STRs are often pigeonholed as being the problem. Please get the facts, the dates, times of issue and be sure it is not the homeowner themselves making a ruckus. Coti also asked if stopping STR, commercial business on lake how it will affect other business on the lake?
- Kevin, the owner of the home on South Ogemaw stated that the rules changed after he took ownership of home. He received an email from Rick Sinclair and a certified letter. Kevin states he immediately changed his website and does not allow any boats from outside at his place now, renters must rent from marina.
- A member asked if he has multiple lots why doesn't he get more than one vote? We are the same as the county, couples get one vote each, and multiple owners on a property get only one vote.

Frank Barretta made a motion to adjourn. George Buhler seconded the motion, and it was carried unanimously.

Respectfully Submitted,

Susan Kiwak