

# LAKE OGEMAW SUMMER RESORT ASSOCIATION

## BOARD OF TRUSTEES MEETING

September 21, 2024

Rick Sinclair opened the meeting with the Pledge of Allegiance.

**ROLL CALL:** Rick Sinclair (present); Frank Barretta (present); George Buhler (present); Jaime Ibarra (absent); 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 21, 2024, Board of Trustees meeting. Jaime Ibarra seconded the motion, and it was passed unanimously.

**Treasurer's Report:** Frank stated that for the month of August we had an income total of \$23,259.76. Expenses for general operations were \$4,065.54; lake sub-total was \$61,958.50; property sub-total expenses of \$11,868.57 bringing us to a grand total of \$77,972.61 in expenses thus we ended August with a deficit of \$54,712.85. Checking account has \$156,913.82; savings has \$2,403.21; budget high yield has \$83,136.07. This brings our total liquid assets to \$242,453.10, take away \$2,218.46 for the dam & spillway and our budget balance is \$240,234.64. Total CDs in general savings are \$168,269.49, and in the dam & spillway the total is \$146,524.12. We are working on collecting delinquent accounts. Frank will have an update at the October meeting about what CD's have been moved and how much interest they are earning.

Sheriff B. Gilbert stepped up to give us Marine Patrol stats from this summer. The deputies patrolled a total of 168 hrs. over a 21-day period. There were 28 warnings given on navigational rules, 23 warnings on registration violations, 1 PFD warning for having no life jacket, and 3 warnings for not having their boater safety card on vessel, and on the 4th of July one family was pulled over 3 times due to it being a new officer but all involved were extremely polite and courteous. The sheriff believes that the new boat launch gate is helping a lot with who can get on water and seeing that the number of violations has continued to go down.

### **Old Business:**

**New Business:** Conflict of interest allegations against two board members.

Rick Sinclair stated a member must derive something from the conflict. The board received an email from the attorney stating a member had sent an email to the attorney concerning a conflict of interest with Rick Sinclair. Rick has never met this person before and has no knowledge of him. Brent Gilbert brought internet pictures saying the tax records and info can be found on the internet. Pictures of a house at 105 Bunker Rd. is a small house on Airbnb that is across the street from Rick. This is not Rick's home, and he stated that his house has never been rented. Rick showed a picture and the address of his home. Susan Kiwak inquired of said member if they checked into all seven board members for a conflict of interest like this and was told NO, only Rick. Chris Lanzon said the member should have gone directly to Rick Sinclair before going to the lawyer. When Chris was a board trustee, he had to reclude himself, the clubhouse needed a new boiler, but Chris's company could not do the work. It was a conflict of interest, and he could not make money off the members.

Rick Sinclair stated that on August 25, 2024, a complaint was lodged against George concerning a conflict of interest. George has a difference of opinion about STR, not a conflict as he has no interest in Sommer Dorf.

### **Committee Reports:**

- **Dam & Spillway** - Brent stated that the water is 5" below the board now but all else is good. Our drawdown permit has expired, and we are waiting on new one, but if we get no rain, we will not need to do a draw down this year. Remember this dam is extremely important to the wellbeing of the lake.
- **Lake Maintenance/ Weed Control** - Gary Christensen stated that the lake looks good, and the weeds are under control so there is no need for more treatments this year. We sprayed late so that in the spring the weeds don't come up with a vengeance like they did 3 years ago.
- **Fish Committee** - Jaime Ibarra stated all was good with the fishing tournament, some members caught big fish. The committee will get together and decide rather to put in perch or crappy, and the minnows. Jay Balog stated that a 26" walleye was caught during the Kids Fishing Derby and the bass are reproducing. We are considered a bass lake and catching 16/17" fish compared to states 13/14" bass.
- **Parks Committee** - Chris Craib stated the parks are really looking good and the fall cleanup is starting. He asked that you please do not blow your leaves into the parks or the water. Chris also asked the Pickleball players to please move all the tables inside under the shelter when done so that our new tables don't get all wet. Chris would also like to have a Facebook page that is strictly for information on projects being done within the association. Facts only on projects, how much of a project is complete or what else needs to be done to get this project completed. We can state what day we need volunteers for a project and what time, etc. This page would have no comments and just factual and informative details giving dates and how many volunteers are needed.
- **Activities Committee** - Shu gave an update for Fun Day – first it is only 344 days until the next one which will be August 30, 2025, so mark your calendars please. Fifty-one local businesses gave donations, we had 68 baskets to raffle, Paul Lademan donated 150 cloth bags for all the kids goodies. Tom & Lisa of Sandbaggers donated all the hot dogs and buns and have stated that they will do the same next year. Lauryn Shark takes all of our beautiful pictures of everyone having fun and smiling. Sue Kiwak makes a call to get our volunteers. Rick and Cathy get all the business donations completed. Dave Galbreath would like to step down as food committee chairman as he has been doing this for many years. Dave has everything written down, and how much of each item is needed. We need a new volunteer, and you have some big buns to fill. Also, we need a gym teacher. Or a family to volunteer to do the relay races, shoe toss, etc. We have all the required equipment we just need the volunteers. Shu thanked all the bakers for so many wonderful baked goods for the cake walk, they were awesome and sure did look delicious. Shu did not have an exact total but said it is approximately \$8,650. profit for fun day. Shu thanked all the volunteers for helping and also those who just dropped in for the day and do anything they can to help for a few hours, thank you thank you. Volunteers are greatly appreciated!
- **Health and Safety Committee**-Cathy Adamski stated that all AED boxes have been checked and one battery replaced. She has renewed the ARC fee; we will need some new batteries and pads next year.

The boxes will be moved inside soon due to weather conditions getting colder, and the signage for AED boxes will be lakeside very soon.

- **Men's Committee** – nothing
- **Dock Committee** - Chris Lanzon, Jeff & Gynell Rock. Chris stated that the cleats on docks are not being used as they are too small, so we do need larger cleats. Also need some pole caps, need some new boards as the repairs are minor. The dock committee has made up a spreadsheet for the board detailing what work is necessary and what supplies are needed. The handicap dock at South Park needs some repairs and possibly make it wider. Mike Seabolt and Bob Gollehur will pull docks and do some welding and repairs.

**PLEASE NOTE:** ON Friday, October 11, 2024 Consumers will be shutting off all power to the clubhouse at 8AM. The office will be closed as the generator will be installed and it takes approximately 8 hours. We will try to keep everyone up to date.

**Member Comments:**

Keith stated that if a board member buys a house in the future to possibly use as Air BnB, it is a tough subject emotionally. Jeff Rock stated that ruling on anything sense of owning Airbnb in the future anywhere you are influenced by votes; Lisa Blackburn is concerned about how votes are counted - if the home is in a trust and both names are on it then the owners each get 1 vote, but if it's an LLC with 4 owners this is an entity and only 1 vote is allowed. Kristi reiterated this relating to QuickBooks. Frank Barretta stated that the referendum signatures had to be validated quickly so Mary Buyze, Dave Galbreath, and Kristi did that.

On Saturday, October 19, 2024, at 10:00 a.m. the election committee will count all votes.

Frank Barretta made a motion to adjourn the meeting. Brent Gilbert seconded the motion, and it was carried unanimously.

Respectfully Submitted,

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Susan Kiwak