

Minutes of
LLPA Discussion Meeting, June 12th, 2010

1. Coffee and Donuts
2. Greetings and Introduction
Called to order by Dave Knudsen at 9:10am
19 members present along with Sarah Smith (neighbor with concerns) and Vickie Hurst (with Treasurer report)
3. Treasurer's Report – see attached
Vickie Hurst reporting for Jim McCall

Notes on the report

Outstanding dues \$3308.70; noted that this is drastically smaller than previous years. Liens have been filed against the higher amounts. Pete Zirnhelt suggests that every outstanding dues have a lien placed on the property as that is not difficult to do and not difficult to release.

Total Equity: \$111,904.68

No liabilities at this time

Under budget for year so far; largely due to lower snow removal costs.

Township refunded some funds in escrow; an agreement existed between LLPA and Township for the for sheriff's dept to police the peninsula for traffic violations issues.

Money held in escrow in case a ticket that was issued was contested. This did not happen so the money was refunded in the amount of 943.76. This is one time income.

Dave Knudsen reports: Tax filing issue is other unresolved issue. Because of our status as Lakefront Association, CPA firm sent letter saying LLPA must pay taxes or the CPA firm can no longer work with us. The IRS is putting pressure on them so they must comply. There seems to be a letter for the Attorney General's office that says we do not need to file. Trying to confirm whether or not we need to pay the taxes or not. Concerns are: IF we went ahead and paid, what would be the fines from the IRS? What if we do not need to really pay? This is being investigated by the Board.

4. Committee Reports
 - a. Buildings and Site Committee
Marian Wyklige reports:
Getting a permit for remodel across from McCall's on S Outer Drive. Nicole Bewley heard from the neighbor that a permit was not necessary as not changing footprint. Discussion was: Permit is needed if building deck, up or out. A permit is needed if a township permit is needed. Permits are not needed for decks, usually.

One outstanding permit, all legal work is done and a permit has been issued for neighbors of McCalls (no address given). Adding a 900ft addition to the garage.

Joe Bryon asked about a fence that is on Evergreen that is on the road right-of-way on the exterior side of the utility poles. Is that allowed?

Fence was put up and there is a question if the fence is on the road right-of-way or not. When the fence was put up, the owner was instructed not to put them on the road right-of-way. Dave Knudsen noted that there are many cases like this on the Peninsula and this will be discussed in the newsletter. These fences, posts, etc are there by omission, not permission. It is difficult to determine where the road right-of-way and easements are as the roads are not necessarily where platted and the easement varies.

Joe Bryon: Another concern over a utility road guide wire coming to the edge of the pavement. The guide wire is at the corner of Evergreen on the lake side and poses a potential danger for cyclists, pedestrians, etc.

Juleen Jenkins-Whall noted that a utility DTE put gas line in recently from house on Hillside and damaged the road.

b. Parks and Recreation Committee

Jim Bottoms reports:

Connor Hatch has been maintaining park lawn and doing a good job with it.

Connor also wants to do his Eagle Scout project on the park by removing the top portion of the play structure and put it on the ground and do other significant improvements to the park. Connor needs to get approval from his Scout group, gather materials and funds. As this is part of an Eagle Scout project, we can't do too much of the work for him. Connor must take the lead on the project.

Joe Bryon noted that the play structure has some loose parts of the play area, tires and missing some bolts. Lynn Bryon noted safety concerns and said the structure should be taken apart immediately. Fears the structure is not sound and may be a liability.

Joe Bryon suggests taking the 2nd story off which is what Connor's plan is. An ongoing concern of spindles getting kicked out and tires are a worry.

Parks and Rec hears that concern and will either remove the tires or secure it with bolts.

Connor will post a sign when his project is happening, Troop 36 will help and an email will be sent out notifying.

Pete Zirnhelt noted path looks good, park too and noted how nice things look.

Boat launch has had a lot of non-association traffic in recent weeks. Invited guests are welcome; non-association non-guests are not. Unsupervised children have been left at beach; families are not LLPA members.

Pete Zirnhelt asked they are just kids, what is the harm?

Jim Bottoms shared that he and Jeff Gross have found young people drinking at the park, at night and now are at the boat launch too. They are loud and rude. Jeff Gross has policed the park some and Jim Bottoms has policed the boat launch. Last 4th of July some renters brought boat into swim area. We cannot put swim buoys up without a permit and the state is not issuing them.

Requested that we police the area of the boat launch ourselves. Boats left while the trailer is being picked up should be on the non-swim area; boats can be left briefly between the ramp and Zirnhelts so they are not in the way of the ramp or swim area.

Parts of the dock are needing replacement. Boards are starting to go and has already needed fixing this year.

Few other sections of dock have been purchased, dock lengthened and side section added. More sections will be added to the dock so people can sit on the dock and monitor swimmers while staying off the main dock. A proposed budget for this expense will be put together at the next meeting and presented to the annual meeting.

Ultimately change over to the PVC docks rather than wood. More cost but less maintenance.

Board has simple signs to be added stating what parts of the dock are for sitting and what parts for launching boats. Straightaway for launching boat, side extensions for sitting.

Dave Knudsen notes that the dock and raft are always there at the beginning of summer and much appreciation to Jim Bottoms and others for making that happen.

c. Roads and Signs Committee

Jeff Gross reports:

Some gravel has been added to some shoulders and at end of Sunset he has done some work. Narrows are really deteriorating. Shady Lane topcoat is coming off. The infrared topcoat treatment will be done again. The Narrows are in quite bad shape and would be very costly to fix completely; approximately \$50,000 would be needed to redo the Narrows correctly. The top surface will keep getting repaired of the Narrows. Great Lakes provides very reasonable

rates. Concern that when they do any work, need to have a knowledgeable LLPA member watching the work to ensure it is done correctly.

Sarah Smith (neighbor adjacent to the peninsula): LLPA road run-off into her driveway and into lake. Jeff Gross noted that a holding pond has been put in; Sarah says the holding pond didn't do anything. Problem is worse because of people parking there for school bus drop off and pick up. She has in the past shoveled the run-off from her driveway back to road. Jeff Gross will come and look at it today. Jeff says it is a county road and their problem but he will come and look at it and try to help. It is not association property but can try to help fix this by putting more gravel and route the water run-off to the holding pond.

Another work bee needed for cleaning/trimming sides of road. Pete Zirnhelt volunteers to help with that. Need 10+ workers to do this in a timely fashion.

Road sign of names needs to be alphabetized. Ernie Abel would help if needed, Jennifer Abel says. B's are first now on sign, she says. Pete Zirnhelt would like to spruce it up. Grass needs to be trimmed. Move platform and grass and add stones. This will be discussed at annual meeting and a decision made then.

Signs: Shady lane needs to be replaced – AGAIN. Jeff is working on getting a new, taller post for this area.

The Klassens driveway is actually on the platted Cedar Drive but the association did not pave their drive. Klassens requested that LLPA plow their drive as it is a platted roadway. As LLPA did not put the road in, there is a question of liability in regards to plowing. A written agreement is being worked out that meets the concerns of the Board and allows plowing. Pete Zirnhelt suggest that the tree that causes difficult for plowing be removed as part of the agreement.

At end of Sunset there is break up on the road where garbage trucks turn around. Jeff will have Truckner bring equipment and Jeff will donate time to fix the problem.

Pete Zirnhelt brought up the issue of plowing at the end of Sunset and the trail gets blocked. Suggests putting some 8ft wolmonized lumber to note where trail is.

Dave Knudsen will put this on the agenda for the annual meeting.

5. Board or Trustees Nominations

3 positions vacating: Jim Bottoms, Jeff Gross and Marian Wyklige. Jim and Jeff have agreed to run again; Marian has declined to run again. Bob and Dave are on the nominating committee and seeking volunteers.

6. Waste hauling/Single Provider Contract

Noted this is a very difficult beast to get managed but the 6 trucks weekly are causing damage to our roads. A single hauler would greatly help prevent road damage. Bob will get quotes and Board is going to make recommendation; acknowledge that change over will take a while for this to happen. Board cannot force LLPA to take a certain trash hauler but want people to encourage each other to get on board with this. Nan stated it will take door-to-door facilitating. Marilyn Crocker requests that seasonal information as well. Nan Horstman states that the seasonal members will be a challenge to contact and get on board. Other ideas discussed of how to make the cost of damage to the roads explicit to LLPA members.

7. Peninsula wide/Garage/Yard Sale, Saturday June 19th 8am – 4pm; No pavilion/Shelter Use

8. 4th Annual Fun Run/Walk, Saturday, July 17th 8:30am start. Volunteers needed, please contact Diane Kuhn at 947 5342

9. Annual Mtg date set, Sat Aug 21st 9am

10. Other

Dave Marvin: who is responsible for clearing Sucker Creek located the south end of Long Lake and drains Long Lake? In past, volunteers have done it. Any communication between LLPA and whoever is supposed to do this? Concern is that if drainage is not happening, lake levels rise and affect property.

Juleen Jenkins-Whall: In 2004, Board gave Luke Schwartz permission to cut to down trees but not remove stumps on easement at end of Hillside, 10ft path to lake. Gourdie-Fraser was hired to plot the easement; this was completed. Mr. Schwartz did not follow through but would like to now and has volunteers to help make this easement accessible to LLPA members. Concerns of property owners adjacent to easement. Dave Knudsen said that would be an agenda item at next Board meeting to discuss easement/pathway at end of Hillside.

- Juleen Jenkins-Whall
June 12th, 2010