

Long Lake Peninsula Association Annual Mtg

August 24, 2013

1. 9:00 AM Call to Order and Welcome - Dave Knudsen
2. Determine if a quorum present (at least 20 members) - Dave Knudsen
3. Approval of Agenda – motion to approve agenda by Devin Hill , seconded. Question on agenda item missing; clarified. Motion to approve agenda passed with no opposition.
4. Acceptance of Minutes 8/08/12 Annual Mtg. No questions. Motion to approved as written introduced by Dave Knudsen; put forth by Devin Hill and seconded by James McCall. Motion passed without opposition.
5. Treasurer’s Report – James McCall

- a. Approval of budget for August 2013 – July 2014

Discussion:

Very little change other than increase in fees added to accountant; decreased fees assigned to office, parks and beach.

Questions or Concerns:

Parks and Beach reduced to \$1000 from \$1500; concern.

What about dredging?

Not able to happen this fiscal year. Can only do as a minor project which is a fee of \$50; major is \$500. Minor can only be done every 5 years. This happened last in 2009 so we need to wait another year. We don’t know until ice is off how much sand is present every year.

Board can approve up to \$5000 if needed for special projects.

Suggestion: move \$500 from roads and maintenance , reducing it to \$1500

How much do we have in outstanding dues?

Current numbers not available but historically \$5000 - \$8000; project \$8000 - \$10,000 range. Half of all dues received go into roads and maintenance fund.

Are there any monies in savings?

Three money markets account and checking account.

What is the best way to amend the budget?

Jim will get with accountant if we decide to do so today.

Proposed amendment is to remove \$500 from road and maintenance and move to parks and rec. Motion proposed by Jim McCall, seconded. No discussion; motion passed.

Would like to see more in parks – concern.

Question on dues: Has there been a case of amounts that have never been paid? The oldest was Klingelsmith was old but Mike did pay down annually. Now it sold.

They are charged a late fee but it isn't collected. It is \$20/year to offset the lien which costs \$14/page.

Ex/ Eartha Melzer owes \$850. Purchased a lot that can't be developed and is in foreclosure. County will take over and they don't pay liens.

Ex/ Sylvia Szabo owes a lot next to Klingelsmiths if that sells we may see.

Ex/Becky Mumy owes \$2200+ this year. Rule is that if you don't pay dues you can't use the facilities of parks or beach. People may want to remind as needed.

Jim will make arrangements to help people find a way to pay. The number of delinquent dues is low; the amount per delinquent member is high.

Pays to keep delinquent dues open; occasionally get calls from title companies so it makes sense to keep liens.

Budget is dated June 2013; accountant has been unavailable this week. The few expenses since Disc mtg were boardwalk and insurance.

Question: \$450 to IRS – what is that? We have to pay 35 % taxes on interest earned on money market account.

Question: any penalty since we admitted we weren't paying taxes? No.

Motion to accept budget as amended by Jim Hornyak. Seconded. Further discussion?

Brickyard Towing is \$20; what's that? To post the sign.

Stump Removal: Where was that? Evergreen Trail. Two were ground partially. This can be looked at if not fully done.

How does towing work? Call Board member and any can authorize. Board Member must go to the site and sign the tow ticket. LLPA members can be charged if do on own.

Any discussion to motion made? Vote on budget passed without opposition.

Question: How many times do we snowplow? 50-60. 19 one month; 16 one month; 20 another...that is typical to be almost 60. \$235 per swipe.

WES is the plow service; Alpers does sanding when asked.

Insurance – why Chuck Armors? His address is there but nothing scheduled on policy. The corporation has a PO Box and can't insure a PO Box. When insurance was written, his address was used. Why isn't changed to new officer? Will change to Jim McCalls.

Jeremy Bottoms and Jonah Hatch – do we have income tax filed on them? \$85 per mowing. Do not have to pay 1099 unless over 600. Workers Comp needed? No because they are not employees.

Reconciliation Discrepancy totals \$380 – what is that? Pg 7. An adjustment to money market balance was not posted of interest received. Statement received after quarter.

Excellent snowplowing service noted; the provider will bid again on it.

6. President's Message – David Knudsen
 - a. Recognition of past board members.
 - b. Thanks to Jim Bottoms, Devin Hill and Kurt for running again for LLPA Board and past service.
 - c. Dave is in his final year of 3 yr term. Need fresh ideas and new blood in this role. He would like this to be his last year and seeking someone who is capable and willing to run.
 - d. Thanks to all present.
7. Committee Reports
 - a. Building and Sites Committee – Devin Hill
One application for an accessory 1501 Outer Dr. Approved.
Inquiry from Nichols on Sunset regarding accessory building.
No other permits or applications.

Who is responsible for permits on wetlands?

Goes to us if approved by DEQ/DNR and township.

Question: if it doesn't go through them, you don't care?

Answer: It has to go through them. We receive an application with supporting documents.

Question: copy of permit for boardwalk?

Originally permits were received in 2007. Initially there was not a permit because it is a platted roadway. He started work by putting on pallets, DEQ notified and work stopped. Discussed in 2007 June mtg, approval from membership, permit applied for and received.

Recent work had no permit as that work was maintenance on an approved walkway.

Complaint filed to DEQ. Received call from DEQ and Peter Zirnhelt talked with DEQ explaining over an existing walkway, no earth moved. DEQ says sounds fine and they will come out and verify. Any issues, DEQ will let Board know.

Work has continued after the permit was issued?

Work has always been maintenance.

Improvement on existing structure does not need permit.

DEQ is aware and will act. Our opinions are second to their resolution.

Question is if adding or maintaining? DEQ will determine.

Who filed complaint?

Do not know.

Can we ask DEQ?

DEQ can be anonymous or use your name.

b. Parks and Rec – Jim Bottoms

Do need to address boat launch next year. The concrete pad has filled in; not the hole.

Picnic tables fixed.

Questions or Suggestions?

Wish we could've spent the \$1400 on boardwalk on park instead.

Walkway was broken and a safety issue.

A member picked up the ball and took care of it. Community effort is what got that job done.

Question: tether ball is \$20 from MC Sports. Can it be put back?

Can the free standing rope and glider be removed?

c. Roads and Signs – Kurt Schroeder – Jim Hornyak

Issues with dead trees. Consumers sent out someone and said they are backlogged; some trees are their responsibility. If they fall, they will take care of it.

Other trees on personal property and it is that members responsibility.

Emerald Ash Borer is on our property and will be an increasing issue.

If anything is hindering a stop sign or view, let Kurt know.

Snow Plow bids are out and work progressing.

Going to mark areas where snow can be pushed so it doesn't hurt anyone's property. This will be marked with ribbons on trees.

Any shoulder issues, let Kurt know.

Evergreen widening is not from the Board; this was not something we did. If any further action occurs, let Board know.

Question: growth on fencing on the right side of the road ride before entrance/exit is obscuring view and making it dangerous.

This will be cut.

Question: Why doesn't the front loader come down Evergreen? Never had an issue. People who plow Marvins get through. If it is an issue, let Kurt know.

d. Website – Nancy Zylstra

Contact info for Board Members is there.

8. Old Business

a. Walkway update – see above.

b. Create User Guide for Rentals on LLPA and Park Usage. Prior issues with rentals; the rental companies will give the tenants the User Guide to tenants.

9. New Business

a. Playground Committee Formation: Jennifer Abel has decided to step up to the plate. Contacted online and educated herself on our playground using commercial grade quality will reduce maintenance, vandalism and liability.

Positives:

Sand is a good surface if it is of a certain thickness. 1inch per height of structure.

Drainage is great.

Putting up a commercial grade structure can be done by the members, need not hire people to do so.

Negatives: commercial grade structure costs a lot of money. Researched one product line she has experience with. Swingset, slide and climbing structure would be \$15,000-25,000 to purchase and ship (we install).

Has formed a core committee of members and they will meet through coming year. Susan Dameron, Nancy Grody, Jim Bottoms and Amy Harper.

Can do in phases.

Concern: Nicole did fundraising for schools and thought 30,000-70,000 was more realistic. Will purchase individual pieces instead of sets.

Concern: has any professional evaluated the current structures to see what existing hazards are there?

If we purchase equipment, they will come out and assess.

Concern: Private companies will come and inspect. Suggest using guidelines, do in phases and ensuring knowledgeable people make decisions.

Concern: what can we do right now? Jennifer requests a written report from Mrs. Bryan.

We are here to discuss the formation of the committee, not decision make for the committee.

Concern: A lot of work hours, volunteerism and notes that at last park clean up there were 11 volunteers (and some not even homeowners).

Comment: This has been an ongoing issue and we thank Jennifer for forming a committee. Does the committee need vesting from the Board?

Yes. Board will have to make the final decisions; Jim Bottoms will be liaison.

- b. Northern Home and Cottage Tour (Saturday Sept 7th 10am – 5pm)
Czerny Home on Outer Drive is part of a tour event that is a fundraiser. Jane Knudsen called them and told them there is no parking on our roads. Board discussion that we want to be good neighbors, event is occurring. Dave will be contacting the event and tell them that they are to monitor parking and it must be on one side of road and not a safety issue. That day there may be congestion.
Orange cones can be supplied if needed.
They can shuttle from park.
- c. Other – will be discussing a minor fee for using park to maintain picnic tables, etc. and outline parking concerns and guidelines. Size limitations and use.
Can we limit on holiday weekends?
Hard to utilize facilities if large number of people are using the park.
It is an issue and will be attempting to address it.
Maybe leave it free for residents on those weekends.
An advisory vote could happen right now. Bears more discussion as it is a valid point.

Don Davis – Water Quality and Possibility of Sanitary Sewer system. Long Lake Township is in process of updating their comprehensive plan and it is possible that a study group will look into the possibility of a forced main sanitary sewer system.

If interested in water quality, become a member of Long Lake Association.

Question: What about dues of board members?

At discussion meeting 2012, this was introduced and voted on. Board Members dues are waived on primary residences. The bylaws state secretary, treasurer dues were waived. This was changed in 2012 by a motion voted on.

Should this be reflected in by-laws? By-laws say that dues can be waived so it is covered technically but we can change by-laws to reflect more specificity that all board members dues are waived.

Michelle Anderson shared about the event to support the Deering Family called “Cam-Unity.” The purpose of the event and organization is to support the family with their medical costs as he is being treated through chemotherapy.

Date and Location: September 15th at the field behind Moomers.

All money goes to the family to deal with medical bills.

10. Election Results – Announcement of New Board Members.

Mr. Bottoms, Mr. Schroeder and Mr. Hill are elected to the board.

11. Adjourn. Motion to adjourn put forth by Jim Bottoms ; seconded by Jim McCall .

Respectfully Submitted,

Juleen Jenkins-Whall

To Do:

Fix tether ball Change address on insurance to J McCall Check stumps on Evergreen(?)

Add item to next board mtg about use of park on holidays; fee to use park and creation of rental guidelines; change by-laws to reflect all Board Members dues are waived