

LLPA Discussion Mtg

Saturday June 18, 2016

9am LLPA Park

1. 9am call to order and Welcome

2. President's Message and Report - Therese Waters

Concern regarding the issues at the park this spring shared.

Question: Could we share an email blast? Would that have made sense to share with members?

Answer: we didn't; it took a long time to verify what was actually going on and isn't the responsibility of the board to inform members of every incident.

Request to consider using email to notify members.

Lots of dead trees: It is the homeowners responsibility to remove dead and/or dangerous trees.

Question: What about those trees on the association right of way? Will the association take care of those?

Answer: oN. Pandora's Box.

Question: Is it a liability issue?

Answer: Is this specific trees? If a problem exists bring to our attention and it will be addressed. But we are not removing trees otherwise.

Rules of Order for Discussion Meeting:

- No decisions made at this meeting; Answer questions and hear concerns
- Will use Robert's Rules of Order
- For general discussion, not to publicly inquire about specific members choices. Please contact appropriate Board members to follow procedures already in play.
- Agree to Disagree politely
- Stick with agenda items

3. Treasurers Report – Jim McCall

A. Investment Committee: Chuck Armour explained this is a group that makes investment recommendations from LLPA members who are NOT board members. Looked at how to maximize the efficiency of managing LLPA funds considering risk tolerance of different investment options; proposed mostly bank CDs and few other suggestions that were higher risk. The Board decided to stick with bank CDs as they are safe investment with FDCA insurance.

Question: why are future road improvements not budgeted?

Answer: you will see an adjustment before the annual statement is finalized as the accountants will transfer money as it accumulates.

Question: do half of the dues go to the roads?

Answer: yes. Money would need to be shifted more to the road fund to designate and restrict the use of those funds. The money is there and is projected as half of the dues (\$23,000) but those dues haven't been collected yet. Road fund goes from 109,000 to 132,000

- B. Overall update: assets up \$32,000. Roads cost are very low due to work of Roads Committee; under budget by close to \$4000.
Cut down on receivables quite a bit with Therese and Dick's work of taking people to small claims court.
Parks and Boat launch – slightly over on budget but well within limits, with savings from roads
Changed banks, based on advice from investment committee
Questions: How many CD's?
Answer: There were 9 but now less.
4. Secretary Statement – Juleen Jenkins-Whall
Please give me your email if you want to receive LLPA emails.
Will do electronic voting again, making paper ballots an option and will request emails from people in newsletter.
5. Committee Reports
- a. Building and Site – Devin Hill
Updates: two permits issued and two inquiries.
Lots of Site Violation letters sent.
Question: septic field regulations?
Answer: those are issued by the local government body. A permit from them is authorized before building can begin.
- b. Parks and Recreation – Jim Bottoms/Dick Grote
Doerr Park: replacing picnic tables and adding Frisbee golf holes. Tables cost \$600 each for steel legs and composite top; 8 ft long.
Refurbishing the existing is not a good value.
Apple Fence at the end of year does put most of the product on sale; suggest we look at that.
- Long Lake Association asks us to put up a sign at our launch regarding hitchhikers species.
Request we repair the sign that is down there. Trim is not there on one side so sign can be easily replaced.
Dick and Jim look at the sign at boat launch please.
New fire chief would like access to the launch. Propose to put up a locked box with a key that the fire dept will have access to (they pay for it).
Need a pole in the park for bags to pick up "dog presents." Is a second one necessary?
- Question: Would anyone be interested in raking lake bottom from snails to reduce swimmers itch?
Answer: Feel free to rake the boat launch/waterfront access.
- Boat Launch: sand is on concrete that will need to be dealt with (not at all touching lake bottom).
- Basketball hoop has been replaced.
- Jim Bottoms will not be running for the Board again; we sincerely thank him for his service.

Many many years.

Please pick up sticks and rocks in the park so the lawn mower can work more efficiently.

Al Hatch would like to volunteer his sons to re-stain the planter box in the park. Sons currently unaware of this generous offer.

c. Roads and Signs – Kurt Schroeder/Jennifer Abel

No need to rubberize cracks. Holes are patched. Yellow paint stripes are on bumps and will use cones when needed. Remind that it is only 15mph in the Narrows. Please remind your neighbors as needed. Police have issued tickets.

Questions: Has anyone looked at the cost of a sign that shows your speed?

Answer: Not feasible. Solar powered and we don't have a spot. They are costly.

Question: Tree trimming?

Answer: Let Kurt know if there is a problem or take care of it yourself. Contact property owner first.

Clean the road in front of your property and trim your shrubs and trees.

Entrance Sign: Kurt shared his concern about sign. He would like it kept and repaired; personally opposes a new sign.

d. Website – Nancy Zylstra

Updated as quickly as she gets the info.

No questions.

6. Old Business

A. Entrance Sign*

Sign has been out there since 1990 built by Day Sign; it is a replacement of an older sign. The rear wooden panels are heavy and rotting. They are removed to put the names in. Screws are stripped and rusted. Looked at it last year with the intention of repairing it. Names take quite a bit of maintenance. Are the names still needed to help people find us? Removing the bottom two rows reduces the number of available names. If there are more names than spots? What about the names at the bottom that can't be seen?

Bid to **refurbish** were sought and are as follows:

Day Signs: remove names, sand prime and finish the panels and top to redo exactly what we have range of \$3849 – 4366. With the same materials. (this bid has been withdrawn)

D and D signs \$2510 to prime and paint only.

Pro Image suggests replace panels with aluminum composite that are printed – any name changes require printing the panel at \$100/panel. Haven't checked with township to see if this is allowed.

Township sign regulations: this sign is grandfathered in. Maximum size is 16 ft square and only allowed one sign if we replace the sign with a new one. Max height is 8 feet including base. Road setback 1 ft per 1 ft height; can't be lit at night.

Sign Sub-Committee (not entire Board) recommends replacing for following reasons:

- Poor Condition
- Funds currently available
- Non-compliant with township regulations
- Obstruction of some of the names from snow, etc.
- Support from past meeting to spend money on sign
- Maintenance is costly and difficult to physically due – done by volunteers
- No easy way to update property ownership

Some view sign as a landmark and want it kept. Emotional Issue indeed.

Pro Image would design a new sign with modern materials that would fit with current township regulations of 16 feet square total. See boards for examples; note these examples may be different sizes than what is allowed by the township of 16 feet square.

Other ideas suggested: Keep the sign and replace the names with a new image that doesn't require the maintenance.

Consensus sought:

- a. Action?
Something needs to be done – maintain or replace? **Majority agrees that action is needed.**
- b. Names?
Want names on sign – **about 10% of present.** Names are not important - **about 70% of present. (Remaining do not care)**
- c. How many present want a new sign: **9** How many present want to find a way to make old sign work? **12**

In August we need to decide to either:

- Replace sign with one that is compliant to township
- Refurbish sign with painting, etc. and replace names.
- Keep sign and maintain as is by volunteers.

Jim McCall volunteers to help upgrade the back with his own time and work;

Question: Can the signs committee deal with the weeds?

Therese Waters proposes:

By July 25th, a group of volunteers can make a specific proposal researched with deadlines for the August meeting to rework current sign; this would then be shared at August meeting. Get townships ok. Needs to include cost, deadline and research regarding township. Put criteria on website.

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B. Results of ByLaw Committee Report *

Big Thanks to By Law Committee

Highlights:

- Location discrepancy – the entire description was wrong and got the correct one from the county.
- Language cleaned up to reflect current language
- Beach to waterfront access and boat launch
- Insurance changed
- Treasury description changed.
- Dues payment clarified. First late fee will double.
- Fee structure for building and site to reflect state fee structure
- Yard – what you can park there clarified. None for rental properties so that won't turn into a big bash. Reasonable to reflect the type of community we are – we have boats, etc.
- Municipal and Civil Infractions replaced felony if charged and now can charge fees. Site violations will be addressed with a letter and if no action, fees assessed.

Question: is a redline version available?

Answer: Yes, one at the meeting and can contact Therese or Juleen for an emailed copy.

Question: New rule concerning motor homes?

Answer: Portion of by-laws read aloud.

C. Community Events

Fun Run – July 16th

Yard Sale next week – June 25th

Chipping Day went well

Mosquito Spraying underway by individual members

7. New Business

A. Nominating committee report– candidate: Chuck Armour

B. “Members and Guest Only” posted at entrance: what is the feeling on this? Divided. Some feel it should be welcoming and others feel that it is a violation of our privacy and space. Liability concerns?

C. Long Lake Association information provided by Peter Zirnhelt

8. Announcements – Yard Sale 6/25/16, Fun Run, Annual Meeting 8/20/16

9. Adjourn 1t 11:06