

Long Lake Peninsula Annual Mtg Agenda, August 18, 2012

Agenda

Board Members Present: Bob Brown, Jim McCall, Jim Bottom, Jim Hornyak, Jeff Gross, Nancy Zylstra, Juleen Jenkins-Whall Absent: Dave Knudsen, Devin Hill

1. Call to Order by Bob Brown
2. Determine if quorum present – 36 LLPA members present
3. Approval of Agenda – motion to approve by Jim McCall , seconded by Karen White. None opposed
4. Acceptance of Minutes 8/20/11 annual mtg motion to approve by Chuck Armor, seconded by Jim McCall. None opposed.
5. treasurer’s report – James McCall
 - a. approval of budget for August 2012-July 2013 motion to approve by Nan Horstman, seconded by Karen White. None opposed.

Half of income is typically budgeted for roads and the other half for the various committees. Some accounts are fixed; some vary widely, i.e. snow plowing. Not over budget on accounting. Look at profit-loss for 8/2011 – 7/2012. Part of the cost is premium paid for insurance policy; insurance is paid ahead. Miscellaneous expenses – about 900 over budget. Copy Central for ‘B’ envelopes, signs, storm clean up are the items. The amount that is budgeted is planned and then divided by 12; this quotient is then placed into the account monthly.

Questions? None asked.

Financially LLPA has grown stronger every year for over the past 5 years. More net income than budgeted last year. Two foreclosures that have liens on them at the current time and if this goes through, slightly more income than last year.

Copy of invoices provided to Lynn Bryan.

Questions from Ms. Bryan and Answers

Are we a non-profit? We are a summer resort community.

Records available during the business days? Accountant Office in Interlochen and any member is welcome to share the information. Alden State Bank would too; Chuck Armour is the agent to inquire for that.

Records posted online? No

Further discussion from Mrs. Bryan on wanting to see financial records at any time. She was advised to call accountant and schedule time; be aware that this would accrue a charge. Mrs. Bryan was under the impression that any resident could have access to any records at any time. She was reminded that the Board consists of volunteers who donate time and we would work with her

but there are constraints. Jeff Gross facetiously offered to be hired full time to serve in this record-keeping capacity.

Questions: accepting credit cards for due payments? 2-5% fee would be charged if we did. People might be willing to pay quicker if we did, Hugh Simmons suggested. Chronic non-payers are the main issue so there isn't a great reason to allow credit cards.

6. President Message – Dave Knudsen

Thanks for all present.

Thanks to board members, and those retiring. Jim and Juleen have agreed to run again. Diane Zilpalski is a new candidate.

Thanks to those with final clean up on Evergreen from Snow-maggedon.

Concerns:

- a. very difficult to get people to run for Board positions. Propose that dues for all board members be waived on the one improved lot.
- b. Funding – appears to be a large fund balance. Primary costs are for road maintenance and if a major road servicing is needed; this would deplete the funds. Likely will have a major repair soon. Membership needs to be aware of this upcoming cost.
- c. Need help from all

Questions? Comments?

7. Committee Reports

- a. Building and site committee – Devin Hill
- b. Parks and Rec – Jim Bottoms – park has been cut 4x this year. Weeds in baseball field addressed. Jonah Hatch and Jeremy Bottoms have been mowing. Swing broken; need 18ft board and need a truck long enough to do it. Should we remove the swings or wrap them? Yes.
Lynn Bryan has a motion from last year regarding the park. Federal park guidelines; why isn't this listed in the minutes?
Mrs. Bryan has complaints about the park; concerns about safety.

(Much topic of discussion on this, which quickly moved to other, off-topic issues. Members engaged in the discussion were called back to order and Mr. Brown was then able to resume the meeting).

Motion put forth by Nan Horstman: Board investigates the issues Bryan's have raised regarding the playground and make a plan to address it; seconded by Chuck Armor.

Friendly Amendment: Board readdress playground safety taking into account playground equipment and safety guidelines, referencing on-line guidelines. Nan Horstman, Joe Bryan seconded the amendment.

Hands raised: 13 ayes, 18 nays. Motion is not passed.

Joe Bryan has asked that playground improvements be made and was voted down in 2011. When an issue occurs, look at the guidelines and see what is recommended and use that as a starting point. Check guidelines.

Steve Zavodny suggests that when an issue arises, an investigative committee should form and bring suggestions to the Board to follow up.

Nancy Zylstra responds that we have a committee already and the Board discusses it; there is a procedure already.

Discussion ends.

- c. Roads and Signs – Jeff Gross, Jim Hornyak. Jeff has a meeting next week regarding crack repair and holes. Narrows are a concern. At some point they will break apart. So far it has been cheap to maintain. Gravel edges, if you see anything, please tell him.

Snow Removal – do not have all the bids in yet. Last year did a fairly good job. Trouble during the storm with trees falling and it was dangerous. Jeff told the plow truck to leave. Lots of people volunteered and did best they could; thank you to all of them. Complaints with roads and signs – please see him.

Missing plate on the big board. HM Day Sign has extra signs.

Questions?

Complaints?

Mrs. Bryan asks, “Emergency Exit during the snowstorm referenced in newsletter. What was this?” We couldn’t get out of the peninsula and S Long Lake was blocked. Snow service couldn’t get through with wires down.

Mrs. Bryan asks, “Clean up – why wasn’t Evergreen done?” Answer: They spent three days cleaning, Jeff Gross cut his leg with the chain saw. Did the best they could; volunteers and neighbors.

Mrs. Thiel asked about the sign, “No parking on Outer Drive.” **The sign should be corrected to read, “No parking on any road.”** The reason it says Outer Drive was because of people parking there for the bus.

Concern: tree about ready to fall; needs to be removed by Blanche’s driveway. Jeff Gross will look into it.

Signs: can’t have big signs in the yard all year long. Who addresses this?

Will try to take better care of Evergreen. We are all volunteers and neighbors.

- d. Website - Nancy Zylstra. She updates it within hours after meetings.
Calender of events on web pages will be forthcoming. All names and contact info is there.

Suggestions welcome.

8. Old Business

- a. trash hauling update/switch over. For a year now Board has endorsed American Waste at \$11/month, \$34/quarterly. This info is on the website. This is to reduce trucks on roads. Encourage neighbors to use American Waste. Surcharge for people using a different company has been discussed. At this time, please encourage neighbors to switch. Ask if any reason why not.

Nan Horstman asked, "Any knocking on doors from the Board to inquire why people aren't switching?" **Chuck Armor will volunteer and Nan will as well if they are given a list of people who haven't switched.** May have to remind American Waste that you live on LLPA to get the price.

- b. insurance coverage (Marvin O'kun agency) limits, amounts. Copy of policy provided. Auto Owners underwrites it; considering moving it to a local agency so if a conversation is needed face-to-face, it can. The two policies are attached. Any questions? Copy requested by Mrs. Bryan and provided.

9. New Business

- a. waive dues for all trustees – only for improved lots. Motion put forth by Karen Lake to waive dues for all Board Members on one Improved Lots, seconded by Chuck Armour,
Friendly Amendment: pending agreement with by-laws.
Acceptable to Karen Lake. Vote taken, passed.

Discussion: This would require a change in by-laws; which is approved by Board. This would be for 6 Board Members; may have to go up for a general vote. It is an offset for the time they spent and may be incentive for people to run in the future. Net change would be \$1140. Can this be covered? Yes, budget can be amended to account for that.

- b. bylaws/yards signs: bylaws have specific language . Susan Armour notes that there are large signs in yards; by-laws state that yard signs cannot be permanently placed in yards. This is not applied to campaign signs. The following are permitted: one for sale (or rent) sign, no bigger than 6ft, organization signs, temporary signs for events that must be removed within 24 hours, name plates and no trespassing signs.

Who enforces this by-law? Dave has largely taken care of that by talking to individuals.

Can we send a letter? Diane Zernhelt asked. Dave has done this recently.

Trash in some yards, brought to Jim Hornyak attention. There is a fine for \$25 that can be applied. Should this be changed to a bill and a fine? Can we trespass on other people's yards? What we consider trash they might not. There is a county ordinance regarding this that we may contact the sheriff's dept.

Outer Drive neighbor has trucks parked in yard, three trucks parked there and occasionally people sleeping in it, a resident notes. House is in foreclosure and this may solve the problem.

c. Other

Long Lake Association 8/25 10am -12pm. Lots of erosion on Picnic Island and will cost up to \$36,000. Buying the Girl Scout Camp; township will take over maintenance.

Free tours this coming Monday 8/20/2012 on Long Island; bring on drinks and a dish. 4pm

Grape vine growing on the path and on properties. Please pull it if you see it.

Thank you from Karen White to Board Members.

10. election results – announcement of new board members: Jim McCall, Juleen Jenkins-Whall, Diane Zapalski-Wandrey

11. move to adjourn by Bob Brown and seconded by Greg White

Respectfully (and exhaustedly) submitted,
Juleen Jenkins-Whall
Secretary, Long Lake Peninsula Association