

Long Lake Peninsula Association Discussion Meeting

June 21, 2014

9AM

1. Coffee and donuts

Greetings and Introductions – meeting started at 9:05 by D Knudsen. **President's Opening Statement** Purpose of meeting is to improve communication of LLPA and held per by-laws. Reminder of need for respect of other opinions and please direct comments to Board. Will recognize raised hands.

2. **Update from Long Lake Association/Foundation** "Timbers" property protection fundraiser. Hugh Simmons, Dennis Wyant. Since 1950's this property has been a Girl Scout Camp and 8 years ago was shared that the land would be released. Grand Traverse Regional Land Conservancy (GTRLC) looked at it and, after initially deciding the price was too high, with a decline in price the GTRLC has partnered with Olsen's to attempt to purchase it. Long Lake Association (not LLPA) is involved because the property is so important to the watershed. Funds are needed to purchase the property. Brought some information for those interested.

3. **Treasurer's Report** – itemized sheets provided on all accounts. J McCall went through summary. See attached. LLPA is in better financial shape now than last year at this time; 13 properties delinquent. Liens placed on all but 1 who has a payment plan and is following through. Large snow plow bill this past year, \$14,500. Road patching has occurred.

Why such a large increase in liability insurance cost? The premium has remained the same; it was budgeted for a larger amount than the actual cost. Premium may have been paid after fiscal year ended. Jim McCall will inquire.

Road Improvement fund – how much? About \$51,000.

General Fund balance? About \$117,000

Is there any talk about moving the general funds into road improvement fund? Concerned that the road account is not being built up enough. Board should be aware that the roads will eventually need much more to maintain roads. Should some funds be moved?

Current estimate on cost to repave roads? These roads are not built to county road standards, without utilities the paving alone is \$19/foot and there is almost 2 miles of road. This was 8 years ago. The cost might be doubled now.

If a major repaving is needed, a major assessment will be needed as the funds will not cover the large costs.

Don't by-laws say some % of dues go to roads? 50% of \$34,000. \$17,000 goes to roads of which plowing comes out of.

Half of the dues go to the road fund the entire time Jim McCall has been treasurer. The accountant may have not moved the funds to the road fund. Accountant is aware of the policy.

Can we take some bids to have an estimate of what the future costs will be and how long the useful life of the current Narrows are so we aren't blindsided with the future costs. Dave Knudsen will contact Elmers for an estimate.

Residents recommend marking the bumps to aid walkers and vehicles. Speed bumps are hard to see. Can we paint a yellow stripe so people will slow down? Kurt Schroeder will see to this.

4. Committee Reports

- a. Buildings and Site Committee – Devin Hill. Three activities
7932 Sunset permits approved by county and DEQ/DNR . Trying to get footings and foundations and raised boardwalk.

Wetland permit – did the association have chance to respond? Concern that other variations will be allowed. Do we get any notice of that? No we do not. The adjacent properties do get notified that wetlands may be removed. Association only sees building permits, not land use permits.

Do our by-laws say you can't build on wetlands? No but Dave will double check. Pete Zirnhelt would like a copy of the permit issued to this landowner, look at the statute and see if LLPA was entitled to have notice. Devin is not sure if adjacent properties were given notice. Should there be something in the by-laws that attends to this? The open wetlands are needed and LLPA should have a chance to address the DNR when they consider allowing it to be filled in. Existing property owners should be given notice.

Asked if bylaws amended so we can be pro-active in protecting the existing property.

What exactly is being asked?

Look at existing statutes first.

1501 Outer Dr West for addition

8095 Outer Dr South new home.

- b. Parks and Rec Committee – J Bottoms

Thanks for helping out for spring clean up. Dock and raft are in.

Is trail trimmed on boardwalk? No not yet.

Thank John for power washing benches and attending to them.

Soil and conservation district did another treatment on the bamboo recently. Their funding has dried up so this will be the last time they do this.

Bike rack now here at park.

A concern at park rental at holiday weekends.

Guests are not supposed to be at the beach. It is only park reservation. When the group was given use for Memorial Weekend there was a stipulation no on road parking and it was only the park, not beach area. The beach area was not to be used but reserved for members. Members indicate that the beach was used by a large group of 15-20 people. Same resident has requested the use on Labor Day Monday.

Parking this year was parked on the grass, not the roads which is correct.

Has the liability insurance been looked into as the use of the park by an outside group? Are we exposed to unnecessary litigation or liability?

By-laws stipulate it is for members and guests. Jim McCall will follow up with insurance.

Members can reserve the park, yes? First come, first served.

We don't pay taxes on this park property because it is considered public property for purposes of the tax roll. The township said during park fundraising that donations can't be written off as it is not public property.

Can request that the church group provide insurance for their group.

Encourage Jim H to communicate again with the group that at Labor Day there is to be no use of the beach with the park reservation. Not limited use - none. If they violate they will not be allowed to reserve it again.

- c. Roads and Signs Committee – K Schroeder, J Hornyak. Snow plowing as a whole went well and the roads are now all sealed. The Narrows seem to be in acceptable condition. Yellow stripes will be added to the bumps.

Concerns about snow storage at end of Outer Drive West with the big heavy loader pushing the snow back. We will need to put markers up; this was done by the residents but the posts were pushed down. Kurt will review with them.

Is there a consistent way to mark so the plow company knows. Overhanging yellow ribbons on trees would work too.

Residents need to get with Kurt in the fall to mark and communicate with company.

- d. Web Site – Nancy Zylstra. Updates made when board gives permission to update. So if you want any updates, let the board know. Suggestion: put rules up on park reservations and expectations. A handout of these rules is being developed and will be posted on the website as well.

Running out of room on the sign, about 5 slots left. If you know of any names that should be removed, let him know. Klinglesmith.

- e. Playground Committee update – Jennifer Abel.
Campaign has gone exceedingly well. Sue Dameron and Nancy Grote have worked very hard and Marianne along with many others to do a door-to-door campaign.

Nancy has the plans for the new park, estimated at \$35,000.
Pledges and collected are at \$19,501.

Pete Zirnhelt suggests the LLPA donate \$5000 from the general fund. Advisory vote on this. Marla Bidwell notes that all home values will increase so should have some from dues. Advisory vote to advise the Board to consider the impact of \$5000 to the park fund from general fund. Seconded by Marla Bidwell. Clarification: this is a vote of support and the Board will listen and respond in good faith and will look into the impact of such a funds transfer. Next scheduled meeting is annual meeting and additional information will be communicated then. Board can approve of spending of up to \$5000 without membership. Before voting would like to know how long the roads will last without a major repair. Jim McCall says the general fund will be impacted when funds are transferred to the road fund.
Motion passed.

The original concerns of the park were brought up by the Bryans and appreciation of the notice provided by them.

Is there a time of year when it is most economical to do this? Yes, that is already considered. Demo in late August and build in October. All deals by the company are announced in September.

Can we prolong till the following year to get more money and get better deals? We'd like to wrap this up and keep the momentum. No.

Volunteer labor with overseen by company. Demolition and construction dumpsters have been donated and arranged for as have build day equipment.

If it is truly unsafe, should we shut it down or put a sign up? No known injuries.

The last 1/3 of fundraising is the most difficult. Is there a concrete plan for this? Yes, the sale and a possible grant.

5. Update/Status of ongoing problems/concerns

- On street parking – enforcement. Dave put notices on vehicles and received a lot of push back. Dave suggests to Board that we tow. Graduation parties, etc make enforcement difficult. Signs are at opening of peninsula that say no parking.

Perhaps when a sign or notice of the party is in the lawn or mailbox, maybe have a sign included with that. Board member could stop at the home of the party and post a sign clarifying where parking is. Members communicating with each other would also be helpful.

Construction vehicles stopped in the road are an issue as well that seems to be frequent.

Karen White recommends no towing.

- Bylaw traffic control, land use regulation and preservation of natural resources violations – Glazier property on Cedar. Property is on a land-contract with different occupants. Ongoing issues.
- Preservation of Natural Resources Violation – Visit Up North Rentals – no new reports. Situation has been adequately addressed.
- Park Reservations – large groups and related parking issues. New parking arrangements for park reservations.

6. Board of Trustees Nomination

Every year 3 positions are up.

Nancy Zylstra, Jim Hornyak and Dave Knudsen's terms are up.

Dave Knudsen is not running again, the other two are.

Diane Zapaliski will be moving and her spot will need an appointment.

Nominating Committee

- Therese Waters has agreed to run.
- Dick Grote would like to be considered for the appointed position.
- Jennifer Abel is considering running and has been nominated.
- Others were nominated but did not accept.

7. **Annual LLPA Yard Sale** date set for Saturday, June 28th, 8:00AM till 2:00PM. Contact Nicole McCall at 929-0425 for details and to be included in site participation map and items to be listed.

8. **8th annual fun run/walk**, Saturday July 19th 8:30AM registration. Volunteers needed, please contact Diane Kuhn at 947 5342. Bring friends! Recognition and appreciation of the event.

9. **Annual Mtg Date Saturday August 23rd 9AM at Park Pavilion**

10. Other. Sanitary Sewer update presented. Several years process. Would like an ad hoc committee to address this. See Don Davis if interested in more information.

When new residents move in, does anyone from the Board contact them with the rules and expectations, especially regarding fireworks? Very susceptible for fire on the peninsula.

New residents and renters should be welcomed and informed on the rules.

The home owners get bylaws at closing but the leaser's should inform their renters and be responsible.

How do new homeowners get keys? They are to contact Jim Hornyak. The key is supposed to be handed over at closing.

Township Parks Committee may get a groomer for winter trails for park on South Long Lake. Board could contact the Township and indicate support of groomer, if there is an interest.

Meeting adjourned at 11:15AM.

Respectfully submitted,

Juleen Jenkins-Whall