

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTEES MEETING

August 19, 2023

Rick Sinclair opened the meeting with the Pledge of Allegiance.

ROLL CALL: Rick Sinclair (present); Frank Barretta (present); George Buhler (present); Jaime Ibarra (present); Brent Gilbert (present); Greg Quigley (present); Susan Kiwak (present). There is a quorum.

A motion was made by Frank Barretta to approve the minutes of the July 15, 2023, Board of Trustees meeting. George Buhler seconded the motion, and it was unanimously carried.

Treasurer's Report: Frank Barretta explained that the board has made a number of requests for tracking the budget as the members feel they need more information. This is the first presentation, and it may need more changes. This report is based on the approved budget for 2023-2024. We had to pick a start date of Jan. 2023, although our budget is based on the fiscal year of July 2023- June 2024. The dues subtotal (Jan.- Aug.) is \$220,218.20. Frank made a one-time accounting adjustment of \$10,459.34; misc. Sub-total of \$34,356.40; dock rental of \$15,300.; bringing us to a total income of \$269,874.60. General Operations sub-total of \$18,076.64; lake sub-total of \$135.; property sub-total of \$15,838.63; dock maintenance of \$9,063.74; total expenses of \$ 43,114.01. Total Income of \$269,874.60; total expenses of \$43,114.01; and the budget balance is \$226,760.59.

Frank Barretta made a motion to change the budget from a fiscal year to a calendar year. George Buhler seconded the motion, and it was carried unanimously.

Old Business: - Boat launch update, the gate is up, and cement is poured for the operating system. We expect Spectrum to set up the wi-fi September 14th, and it will cost approximately \$97. /Month. Spectrum will charge anywhere from \$5.00- \$9.99 in the off season. Camera is there watching swipe/card reader and the mc number on any watercraft loaded into the cloud. The operator system communicates with the cloud, and we can access it through the office. The modem dials into a phone so if the power goes out the memory stays and the gate will still open if you have swiped your card prior. The old gate will remain in place and be operational so please do keep your key, (and for the leaf dump).

Zoom meeting update - we have a new laptop designated specifically for zooming. We are allowing 300 members for a 4-hour period. We hope to have zoom active for our September meeting.

New Business: Short-Term Rentals - Rick Sinclair stated the board has been contacted by many members concerned about the short-term rentals, and this meant that we contact an attorney. LOSRA is governed by state law PA 137 of 1929, section 455.204, we elect our officers. Sect. 455.212 trustees make the by-laws and article 12 of LOSRA by-laws state we can amend them. Section 455.212 regulates such places of business. We must take to the membership for a vote if we want to change the by-laws. The by-laws only allow for gratuitous guests. If we want to prohibit short term rentals the board must identify the rentals, and

we will have a grandfather clause for all prior short-term rentals. We must identify what is offensive to the health and safety of members. By-law changes will only cover short-term rentals after the said date. We must also determine how much time must the “str” be un-used before it can lose its grandfather status. We need mail in vote, and it will be costly. The main concern for members is whether we can regulate short term rentals, especially watercraft. Many members feel that renters should use the owner’s boat or rent from the marina so as not to bring in invasive species.

Jay Balog wants to know if our by-laws allow us to charge a usage fee for private lake, fishing, etc.

Gynell Rock asks if we can stipulate that when buying a house on Lake Ogemaw it cannot be rented for at least two years, maybe deterring some of the str.

Sugar Springs is a POA, and the developer did a contract covenant with the properties, no business allowed in residential areas.

George Buhler has identified 25 str on the lake including Summer Dorf.

Frank Barretta made a motion to change the by-laws to prevent more short-term rentals on the lake. Jaime Ibarra seconded the motion, and it was carried unanimously.

Sandy Shu Chwierut suggested we meet and get input from all renters, make it amicable, see how many renters allow outside boats onto the lake. Mullet lake now has zebra mussels, and this is a big concern of our members. Rob Hauxwell stated he does not allow any outside boats or watercraft when he rents out his home.

Rick Sinclair sent letters to 10 to 12 members that have over \$1,000 past due. They have been overdue for a year. The attorney will start collection of dues, putting a lien on the property, and moving to foreclosure if necessary. The owner pays the attorney fees. We have \$69,000 past due in outstanding dues, that is equal to 23% of the budget. The association has done this in the past and it is time to move aggressively.

A procedure for funds turned in/distribution of activities was set years ago. All monies will be deposited into the LOSRA account, then individual checks will be made to each host house. This way the monies will not be reported as income and fall under the IRS alert.

Cars and trucks in the Parks -there is no parking of cars in the parks. Exceptions to the rule are when you help pick up handicapped persons you may take the car in the park to get the handicapped person and come back out. It was suggested that we post the DNR signs in parks stating the frost laws, etc.

Several members signed and turned in a letter to the board stating their concern about the wake boats and damage being done to the lake. The DEQ is looking at this issue closely and the damage being done to shorelines of inland lakes with these boats. Chris Lanzon asked if we could make restrictions about boats, do our by-laws allow for these changes. Rick Sinclair read a letter he just received concerning wake boats, the damage they do to property, the weeds they stir up, and the inability to clean them properly, (manufacturers are still working on this) which allows for the possibility of bringing an invasive species into other lakes. Another member, Steve, reported on Six Mile Lake in Petoskey, and the boat restrictions there.

Committee Reports:

- **Lake Coordinator/Maintenance** - Mike Seabolt stated that we did a spray in July covering the small coves and bays for Stony Star Wart. The spray was taken out to the shoreline. Wild celery has made an appearance, milfoil and pondweed are down and the lake looks good. They will do one lighter touchup; this product is less expensive and is working well. The water at dam is down 5” s, there is nothing coming from Fawn Lake, and we have had very little rain.
- **Fish Committee** - Jamie Iberra spoke up and said there was nothing to tell. Rich Kiwak spoke up and said we have lots to tell them from the DNR. The DNR said we should not supply bass as they are already established and do that every other year. There are no fathead minnows available at the present time. We did put an order in for Crappie and minnows but will not know the size or amount available until the day of. The size of the fish also determines the price. Jaime disputes the fact that all the paperwork was given to him, states this is a Bass Lake, and we will be putting in one species at a time along with minnows.
- **Parks Committee** - Chris Craig stated that the parks are in good shape. The contract with the maintenance crew for the next five years has been signed. The parks crew is taking an inventory of picnic tables to see if maybe we can distribute some of the older picnic tables to parks that could use them. It was stated that if someone drives a car into the park and we have to a resident should just call the police. Chris is willing to talk to any people if you are having problems with them being in the parks and acting up. There is a tree down on people's private property, it fell into the park but it is the owner's responsibility. We need bigger garbage cans for a few of our larger parks next year.
- **Activities Committee** - Sandra (Shu) stated that fun day will run from 12:00 noon until 3:30 p.m. Token sales are from 12 until 2:30 and the games will end at 3:00. Basket Raffles will start at 2:30. We are going to have a different collection of money so everything is more organized. Jack's Lakeside has agreed that they will take back all returnable cans we have and we will use the Monies for more activities on the lake. Cathy Adamski stated that they are working on a murder mystery event. The cornhole tournament raised \$568.55, and the hot dog lunch during the garage sales raised \$365.12. The money raised will be used for the health and safety committee to purchase or maintain our AEDs. Bonnie Fenwick's family will be donating everything from the garage sale to AEDs. It will cost \$900. for a new one-year contract with Physician's Oversight. Physician's Oversight (ARCH) sends prescriptions to replace pads, tells us what needs maintenance, when batteries are due. Frank Barretta made a motion to approve \$900. for the contract with Physician's Oversight. George Buhler seconded the motion, and it was carried unanimously.
- **Men's Committee** - Bob Gollehur thanked Brian Sekrenes for the wonderful job done on the BBQ pig roast picnic, and Ross for cooking the pig. Bob mentioned cleaning up the pavilion for Fun Day. He stated that Chris Craib took it on, and Bob couldn't move fast enough. He says the pavilion is paying off 110%. The group started trimming overgrown brushes all around the clubhouse and pavilion. They have the yellow lines near the pavilion for parking. Bob is upset that we had to pay an extra \$250. Overcharge for our dumpster plus the normal charges. Kristi has called around and other companies will not supply us with a dumpster and pick-up. We will be putting a lock on it again to prevent household dumping. Bob also inquired if we could dispose of

the two old signboards we used in the past. He will see if the fair committee wants them along with the numbers and letters used.

Jay Balog mentioned that on September 16, there will be a car, boat, motorcycle show at the pavilion from 10 am thru 2 pm.

Rick Sinclair made a motion to adjourn the meeting. Frank seconded the motion, and it was carried. unanimously. The meeting ended at 11:40 am.

Respectfully Submitted,

Susan Kiwak