

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTEES MEETING

Zoom Meeting - January 20, 2024

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

Treasurer's Report:

Frank Barretta explained the December 2023 budget stating we had miscellaneous dues income of \$303.50, miscellaneous income of \$80., and a total income of \$383.50. General operations expense of \$5,759.25 and lake sub-total of \$1,529.50. Property sub-total of \$2,638.26, dock maintenance of \$13,800. Leaving us with total expenses of \$23,727.01. These expenses leave us with a deficit of \$23,343.51. The cost of \$13,000. To dredge Raven Park will be refunded after the dock rental. The \$17,000. spent on boat launch gate was not budgeted, but past dues of approximately \$30,000 collected thus far will help offset the cost of gate.

New Business:

Frank Barretta started the discussion asking the membership if they want the LOSRA board to pursue prohibiting short-term rentals as he feels it would be best to know how membership feels before spending thousands of dollars on an attorney. George wants to take the path the attorney recommends for any bylaw changes or communication with members which includes holding meetings and sending out detailed information to members about the possible problems with short-term rentals and property values, and any complications for the lake. George proposes we use exact recommendations of the attorney. Rick Sinclair states we are asking basic questions does the membership want the board to limit short term rentals? Jaime states we need some detailed information for the members and why we are asking if we should prohibit all short-term rentals (str)

Sue Kiwak made a motion for Rick Sinclair to write a detailed letter to the membership asking if the LOSRA board should prohibit short term rentals. This letter will explain why we are looking into this possible prohibition and will require a yes or no vote so that the board will know if we should proceed with an attorney. Rick will write the letter and send it to all board members for approval before it is sent out to membership. Frank Barretta seconded the motion. Frank Barretta, Rick Sinclair, Jaime Ibarra and Sue Kiwak all voted yes. George Buhler and Brent Gilbert voted no so this motion passed.

Dan Hunter and Steve Dawes both asked that the letter be very detailed and non-biased. Dan said that we have to understand that some homeowners must rent out their property as short-term rentals so that they are able to buy property on the lake and keep it maintained. They would like

the letter to not push in either direction. Cheryl Swansey suggested that we also tell what it will take to make any rule changes and possible attorney fees.

Rule #1 - 2024 rule to prohibit watercraft from short-term rentals.

Brent would like to include in this rule all lake owned properties, parks, club house, pavilion and other not for paying guest. Rick Sinclair states that 99% of the complaints center around boats, not the properties. We can add in the parks and other amenities, but how do we enforce them, and watercraft is the dominant problem. Jaime Ibarra stated it is hard to enforce rules on parks with str having no access to any spots in parks, but if we have rules in place and any illegal activity is going on then law enforcement can handle it. Also, if the rules are in place and anyone were to get hurt, we are protected by law and our liability insurance. George confiscated 4 fishing boats last year from the parks, they were not tied up at docks because they were trespassing. These boats still have not been claimed by the owners. Brent noted that all the parks are already posted with no trespassing signs, the parks are for members only.

Rick Sinclair made a motion to Rule #1 the prohibition of watercraft at short-term rentals of less than 28 days to include all LOSRA amenities including the parks, clubhouse, and pavilion. Brent Gilbert seconded the motion. Frank Barretta was the only NO vote on this motion, and Greg Quigley was not present to vote.

Signs – “You Are Here” at clubhouse and on S. Ogemaw need replacing. Curb Appeal has 6 mill fade resistant signs available with a wooden border at a cost of \$1,069. For both signs.

Frank Barretta made a motion to purchase two 6 mill signs from Curb Appeal at a cost of \$1,069. Sue Kiwak seconded the motion and it passed unanimously.

Rick Sinclair brought up the long duration power outages the area is having. He would like to investigate putting a generator in the clubhouse so that the boiler pipes don't freeze, and so that the clubhouse could be used as a warming center for those without power. Rick would like to put this out for bids after July. He states we could possibly use a 10K generator but states that we do need tight specs on what is necessary as we have hot water heat, we must find out what we need, not what we want. Frank wants us to look at all uninterruptible power supplies, all options to run the boiler, sump pump, fridges, water, and some lights. We are not concerned with the AC during the summer but must be able to run the freezers during the summer.

Discussion ensued about Kristi's struggle to get all member information into Quickbooks so that member cards will be ready to use on the electronic gate. She is entering email address, phone numbers, mc numbers etc. into quick books then placing label on each member card. The problem is entering this same information into My Q, why do we need the information duplicated? Frank feels only the member's name and card number need to be entered into My Q and the gate will be activated. George Buhler states that he wants all information available so that if someone crosses over the launch illegally and is on the water we will know that they don't belong. He states that we are trying to protect the lake and the owners of lake property. Kristi has her hands full with invoices in March, and the dock lottery in April. Board members have volunteered to go

into the office to help Kristi, but this is not possible as she must have access to her computer and Quickbooks for any member that comes into office.

Brent Gilbert made a motion to have Carol come work in the office to do the day-to-day operations while Kristi enters data into the MyQ system. George Buhler seconded the motion. George, Brent, and Jaime voted Yes. Rick, Frank, and Susan voted No. Gregg was not available. The motion fails due to a tie vote from the Open meetings Act.

Frank Barretta made a motion to adjourn. Jaime Ibarra seconded the motion and it was carried unanimously.

Respectfully Submitted,

Susan Kirwak