

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTEES MEETING

November 18, 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 October 21, 2023, Board of Trustees meeting. George Buhler seconded the motion, and it was unanimously carried.

Treasurer's Report:

Frank Barretta stated that we had income of \$2,563.30; we had back dues/late fees of \$130.; and the dues sub-total income of \$2,693.30 for the month of October. Miscellaneous Income of \$1,304.97 giving us a total income of \$3,998.27. General operations expense was \$4,684.12; property maintenance cost \$3,647.46; dock maintenance \$400. Bringing total expenses to \$8,731.58. This creates a shortfall in our budget of \$4,733.31. We have assets of \$85,560.46 in our checking account, \$2,401.21 in general savings, and \$120,000. In a high yield account with Live Oaks.

Rick Sinclair made a motion to accept the treasurer's report and George Buhler seconded it. The motion was passed unanimously.

Old Business:

Revisit new rules for boat ramp usage -there has been much discussion on the boat ramp rules and why MC numbers seem to be necessary. Some board members feel it's necessary to have numbers so that when we have a runaway boat the owner can be easily identified and notified. Other members feel it's not necessary and some are trying to play big brother. Frank stated that no one is subleasing a dock and making a big profit, and it's in the LOSRA dock rental rules that subleasing is not allowed. Kristi needs a set of boat launch rules in the office so when asked by a member she can show the required proof. George stated that if a member doesn't pay dues, they don't get a gate key, and wants to know how rules for the boat launch are any different as rules must be followed. Brent asked what the point is of questioning the attorney if we don't follow through on the advice and require MC numbers. MC numbers take care of rentals when we see new boats every weekend at the sandbar, and what about some people who use a dock that they are not even renting. Dock renters give us their MC numbers, and members in good standing follow the rules.

Frank Barretta made a motion to leave the MC # in the boat launch rules, but it is not mandatory for item no. 4. Rick Sinclair seconded the motion and Kristi did a roll call. Rick Sinclair and Frank Barretta both said yes to the motion. George Buhler, Greg Quigley, Brent Gilbert, and Susan Kiwak voted NO; therefore the motion did not pass.

New Business:

Discussion on how to send out boat launch rules to the membership since postage is expensive and not everyone has an email address. Frank Barretta stated that Kristi sent out 770 plus emails in May, some are two addresses for the same family. Kristi also gets many rejection notices so she must use the postal service. If a member can't or won't provide an email address, how are they to know the rules to follow, and as such will not be provided with a gate key. George suggests that we put a sign at the new gate stating the member needs a new key card and must contact the office during business hours. Once the required forms are filled out and they are aware of the new boat launch rules, they will get the necessary key card. If we verify that a member has no email address, we can turn on key card with board vote. A paper mailing will include the form to be filled out and the rules. Kristi would like a deadline date on the letter for rules and the forms to be turned in so she can get the necessary information into the computer and the key cards prepared. Board members will help her distribute the key cards in bulk after the March and April board meetings.

Brent Gilbert made a motion that the boat launch rules and form to be filled out, be mailed via the US Postal service to all the members. Rick Sinclair seconded the motion and it passed unanimously.

Summer Dorf has 6/7 individual lots but 14 cabins so who gets the key card? Brent suggests the member gets a card through their own home ownership as one membership and it's not for rental use at the Sommer Dorf. How many owners do we have on record for Sommer Dorf, and are individual cabin owners under LOSRA regulations? Some research is necessary to find owners of the cabins at Sommer Dorf as the rules apply to the owner of the deed.

George Buhler made a motion that the board of trustees issue two launch keys to the original owner of record at Sommer Dorf. Brent Gilbert seconded the motion and it was carried unanimously.

Based on advice from our attorney, we can control the number of boats at rental properties. George would like to write rules that fit our guidelines and send them to all board members for input. Upon approval from board members, we would send the draft to our attorney for his recommendations and or approval.

George Buhler made a motion to write rules that will limit the number of boats at short term rentals. These rules will be sent out to all board members for approval, and then forwarded to our attorney. Brent Gilbert seconded the motion, and it was carried unanimously.

Board members once again brought up the issue of blight and what can possibly be done about it, and what is the board's responsibility, if any. Rick Sinclair states that we need a blight ordinance

that will stand up in court. We would need documentation, photos, etc. and an attorney that is local to go to court, and then the person is given so many days to comply. Frank Barretta states in the LOSRA bylaws article 5 section 3 subsection 14 the duties and power of the board is to report to the state and local agencies all owners violating health and safety codes. Does the board put everything in place and pay an attorney; do we push the county and township to do their job? Blight is a big undertaking and how do we address it? Blight is a complicated issue, and some board members suggest possibly putting together a volunteer group who would be willing to help neighbors, but how do we determine who is a true hardship or health issues that need this help. Also, we would not want to complete a job and see it return to a state of blight a few months following. George Buhler has met with Ryan Veeter at the zoning board, but he has a lot to deal with, and must report to proper agencies to enforce the zoning laws. Both Mills Township and Churchill have blight officers, so it was suggested that we take this under advisement and determine how to address this properly. We will answer our members and advise that we are referring this to the township blight officer. We will determine what we can do if a member violates the bylaws concerning blight, can we take them to court, and will they be guilty of a misdemeanor? More research is needed before moving forward. Rick Sinclair stated that we are a municipality and can adopt rules, but we would like to keep them as close as possible to Ogemaw County rules.

Frank Barretta made a motion to adjourn the meeting. Brent Gilbert seconded the motion, and it was carried unanimously.

Respectfully Submitted:

Susan Kirwak, Secretary