

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTEES MEETING

April 20, 2024

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 April 20, 2024, Board of Trustees meeting. George Buhler seconded the motion, and it was unanimously carried.

Treasurer's Report: Frank explained the monthly budget stating miscellaneous income was \$802.00; misc. Sub-total was \$734.96, and total income for the month of March was \$1,536.96. General operations sub-total was \$4,761.65; lake maintenance was \$1,850.00; property sub-total we spent \$3,165.32; total for all expenses was \$9,776.97 which gives us a total deficit of \$8,240.01. Our assets in checking we have \$45,293.02, savings of \$2,402.20, high yield account \$81,767.55, giving us a total of \$129,462.77. General savings CD's total \$159,525.91, and Dam & spillway CD's total \$139,527.22 giving us a total of \$299,053.13 for all CD's. Presently the delinquent dues amount is \$29,520.49. Frank also stated auto renew at the highest rate of interest.

Please see Franks' report on the proposed 2024-2025 budget. Frank also discussed the difficulty getting a fireworks show and the increased prices. Frank has retained Small Town Fireworks for this year's show. Part of the difficulty is the fact that there are not many fireworks companies that are licensed to do the shows, also if we moved the date either before or after the 4th we could get a better price worked out. Chuck Delorey suggested we get a fireworks committee to work this out and see if we need to do a fundraiser.

A member suggested that we start emailing all the newsletters and send hard copies only to the members who do not access email as this would save a lot of money. George Buhler suggested that we raise the price of advertising in newsletter and make it self-funding so we can do hard copies. Dave Galbreath suggested we raise the advertising prices by \$50. /\$100. To help with legal fees if we continue to pursue the short term. Ron Atkinson asked if we are planning a special assessment to fight the short term rental legal costs? NO to a special assessment!

Frank also stated that prior to the 2023-2024 budget anything for the docks was taken from the property maintenance expense account. 2023-2024 was the first year we set a separate line item for the dock rentals and repairs, all monies collected for dock rental is now kept separate for any repairs needed. We raised the price for dock rental from \$200. To \$300. each season. Last fall we dredged Raven Park at a cost of \$13,800. because a boat could not physically get in or out of Raven Park. This money will come directly from dock funds. We do have liability insurance on dock rentals but, per insurance it is not priced out separately for dock rentals. The price of new launch gate is rolled into property maintenance. The gate cost \$17,120.26 for installation, modem, electricity, and the cards. The gate has a safety override, if we have power outage the battery backup will work for approximately 3 hours and you will be able to use old gate, DO NOT throw away your key as you will need it for old gate and also for the yard waste site.

Rick Sinclair stated that if anyone has any other questions about the 2024-2025 proposed budget that you, please ask any board member and we will get an answer for you.

Old Business:

Forty-five goose eggs were collected, and we have until April 28th to finish collecting.

New Business

We are having a special meeting on Saturday, May 11th, about short term rentals. The meeting is at 9 am at the clubhouse and is open to anyone. We are hoping to have open dialogue to work on issues and keep moving forward with this issue. It does not negate the advisory vote. Short term rentals are less than 28 days. The str advisory vote resulted in 387 yes and 360 no votes.

Last year 13 docks were redecked all by volunteers. At present time dock fund is low partly due to dredging Raven Park so we will redeck only the docks that are most in need of repair.

Blight - the by-laws turn over to county. Ryan Veeter - trailers with no septic where does grey water go, it goes into the lake. He worries about Skidway, but Skidway trailers are not on the lake. We will provide both the Mills and Churchill township phone numbers and the contact person.

Gate activation - the gate will be turned on May 4th but please do keep your old gate key as you will need it for the yard waste site and the boat launch if the power fails. The new gate has two sets of eyes so that it won't shut while a car or boat is there, especially jet skis. If the gate does shut on you just get out of car and use card to re-open.

Brent is still working with Wayne to use some of his property for parking spaces across from the boat launch. A few trees may have to be removed and the quests that we have this in writing.

Rick talked about House bill #5438 introduced for STR which would require a state registry, and a 6% tax. They presently have 24 democratic sponsors and say there is a very good chance it may pass before December 30th. George Buhler doesn't think our assoc. will be affected by this law as we are considered a village, a municipality. We can create/change by-laws that must be voted upon so that they can be enforced for all things that affect the lake. If this law passes Summer Dorf will be charged 6% tax, must show an exit plan, have smoke detectors, and handicap access. We must remember our IRS classification as a non-profit assoc., a summer resort status. Bob Gollehur wants to know if our insurance covers someone suing us. If we take someone to court, we must pay the legal fees and if we win we can try to recoup the court costs. Steve Daus believes this law will fail because it was in Legislature for past 8 years, and will fail due to local government, by-laws, and organizational rules. Frank stated that in Thursdays Detroit News there was a package of 10 rules for the STR, no. 5437-5446 house bills mandating more regulations.

Gynell Rock asked why we voted in October to have no meetings from Nov. - Feb. and then we have zoom meetings. She feels cancelling the physical meetings at clubhouse and then having zoom meetings is very deceptive and not a lot of people are being represented.

A motion was made by Brent Gilbert to vote on proposed rule # 1 of 2024, the prohibition of watercraft originating from STR. George Buhler seconded the motion, but it did not pass.

A motion was made by Brent Gilbert to vote on rule #2 of 2024, prohibition of renters using STR from using the common areas such as parks, pavilion, and grounds. George Buhler seconded the motion, but it failed to pass.

George Buhler made a motion that August 1 be the shut off date to use electronic gate if members' dues are not paid. Jaime Ibarra seconded the motion, and it was passed.

Committee Reports:

- **Lake Coordinator/Maintenance** - Mike Seabolt says the water is a couple of inches above the boards which is good. Mike is stepping down and Brent Gilbert will take over. Mike is working with someone who may be willing to take over the lake coordinator position which takes care of the weeds, etc. Mike does have the permits for weed spray and believes the prices are up at least 10%. Mike and Bob will be working on docks this week getting them into the lake.

- **Fish Committee** - Jaime Ibarra stated we will have a spring minnow plant soon and hopes to have croppy next year.
- **Parks Committee** -
- **Men's Committee**
- **Health & Safety** - Cathy Adamski stated we will have two new AEDs, both donated, and will be placed by Mary Buyze and the DuBois home. There will be a CPR class at the clubhouse on May 4th. There will now be 7 AED's around the lake, and Cathy will continue to do fundraisers to keep up with the cost of replacing batteries and the pads.
- **Activities Committee** - Cathy is hoping for lots of new events, the cooking class was a huge success and so more are being planned. We need toy donations for fun day and the kid's fishing derby. You can call Pam Buhler or Carol Wacht for kids' day donations and Jay Balog or Rich Kiwak about kids fishing derby. Breakfast burritos drive through will be May 28th. It's possible we will be having a 60's-70's party. On August 3rd we will be selling hot dogs during the garage sales, and in the evening, we will have our pig roast as Brian Sekrenes and his crew have volunteered and organized. June 1st is the Ladies Luncheon, June 22nd we are having a murder mystery dinner, and June 15th a craft show is being planned here at the pavilion. The 3rd weekend in September Jay Balog is planning the car, boat, motorcycle, or girlfriend show.
Cathy Adamski stated that she is stepping down from being the activities coordinator in July and she is looking for a group to take over.

Member Comments:

Jaime Ibarra made a motion to adjourn the meeting. George Buhler seconded the motion and it was carried unanimously.

Respectfully Submitted,

Susan M. Kiwak