

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTEES MEETING

May 17, 2025

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 19, 2025, Board of Trustees meeting. Brent Gilbert seconded the motion, and it was unanimously carried. There was one correction to the minutes - Erie Park was corrected to Eagle Park.

Treasurer's Report: Frank stated that the budget is tight because we are in the last two months of the year, May & June. July 1st, we start a new budget year. Total income for April was \$16,858.62 and total expenses were \$16,699.28 leaving a surplus of \$159.34. Total liquid assets of \$161,953.41. The general savings CD's amount is \$168,270.09; Dam & Spillway CD's amount is \$178,524.12 with the total for all CDs being \$346,794.21.

There are eight candidates running for election as a trustee to the LOSRA board, you will pick three. The eight candidates are: Rick Adamski, Kevin Hanus, Jaime Ibarra, Susan Kiwak, Jeff Rock, Penny Thomas, Pete Wargo, and Steve Yuchasz.

Old Business:

George Buhler asked about the collection process for unpaid dues as he would like it to go to attorney after 1 year. Someone stated that you get 3 years on unpaid property tax and the law states 2 years plus 1 yr. redemption. LOSRA places a lien on property, and in the case of foreclosures we usually end up with nothing although we have got some funds in the past. The property owner pays all attorney fees.

George Buhler made a motion to eliminate the \$1,000 minimum in the collection process and give it to the attorney after 2 years of non-payment of association dues. Frank Barretta seconded the motion, and it carried unanimously.

Referendum section 4: passed with majority and states they want transparency with rental issues. George has asked us to invite all owners of STR to the June 21, 2025, meeting to discuss any issues.

Pontoon pitting: Ron Atkinson and the group have discovered that pontoon pitting has occurred in areas where chelated copper and copper sulfate were distributed too early. Gary Christensen has stated that they need at least 2 weeks between the distribution of the two chemicals. They have passed all the information onto the state of Michigan, the DNR, and Dave Brown of Solitude who will now use the information for future applications of chemicals. The state has documented the copper dissipation rates.

George Buhler asked if the curtains/glass doors for pavilion are going to be put on the 1-5 years plan. Dan Hunter suggests we have a line item and ask for an extra \$5.00 to go toward long-term projects of the future. Recalling the survey that was sent out a few years ago, the membership gives us directions of what they would like to see done. Chris Craib asked if there has been any progress concerning the air

conditioning units at the clubhouse, and do we have any information concerning a remodel of the clubhouse. George asked about selling 3 of the parks to raise money for some of these improvements. Section 11.3 of the by-laws states that we cannot sell any property owned by the membership unless the membership votes to do so. We would also have to see how the parks are deeded, and are they taxed. We can sell any property we might acquire through foreclosure. Mary Buyze stated that LOSRA does pay taxes on the parks.

New Business:

George Buhler asked if interest is added to past due membership fees, and the answer is yes. 7.5.2 of the by-laws explains the procedure and the amounts.

George started the discussion on the boat launch gate and a timing issue. He has seen people double stacked on one membership key due to the gate staying open too long. Many ideas were noted to try and fix the problem, but in the end, it was decided to set the time at 1:20 for each member to launch and the gate to close. Rick Sinclair asked George if we can set up a digital code at launch for DNR and emergency personnel use for public safety.

George asked about collections on the back subdivision lots. There is a lien on the properties and next year it will go to the attorney for collection.

Brent stated that the area by fence line at dam, the grassy wet area is much larger than expected, there may be a natural spring there. We must have professional engineers look at the area to determine exactly what needs to be done to fix the area. The crock is not leaking, it's not near the outfall, and it was previously tiled. Brent has asked for 3 bids from engineers, 2 won't touch as they are afraid of weeping from the dam. Brent is hoping maybe it's just a spring near the road.

Brent made a motion to have engineers assess dam wet spots and give us advice on how to fix the problem, he would also like the engineers to be present when the work is being done. Jaime Ibarra seconded the motion, and it was carried unanimously.

George would like to purchase 3 more cameras, 1 each for the boat launch and the pavilion. He would also like one for the office, but it has not been decided where the 3rd camera will be placed.

Frank Barretta made a motion to buy 3 additional cameras. Brent Gilbert seconded the motion, and it carried unanimously.

Rick Sinclair stated there is a monstrous light on at the pavilion and it lights up everything around it. He will investigate it and see if there is a setting that can be changed so as not to waste electricity.

Committee Reports

- **Lake Maintenance/Weed Control:** Gary Christensen stated that the Algae spray is Monday and has been posted all around the lake and at the parks.
- **Lake Coordinator/Dam & Spillway:** Brent Gilbert stated the water is 5" over the dam as the lake is really high.
- **Fish Committee:** Jaime Ibarra stated that the minnows will be planted on May 14th at the boat launch using 2 tubes and no buckets.
- **Parks Committee:** Chris Craib stated that all the bathrooms are in place and G & H has started all the cleanup. Chris of Outdoor Spaces is using South Park for seawalls and will make sure everything is

spotless and new grass planted when they are finished with the job. It is noted that some parks need a single cleanup of leaves near the water's edge, and Robyn Park needs some fill dirt near the water.

- **Men's Committee**: This is Bob Gollehur's last year. Frank suggested we get 2/3 people permanently put in and take out the docks. Look into the possibility of a contract with the Marina.
- **Activities Committee**: Cathy Adamski stated there is a delay in Boaters Safety Class due to having no instructor. The golf cart parade is on Saturday, May 24th at 3 pm. Charlie & Wendy Platte and Jeff & Carol Gowan are heading this up. Breakfast burritos will be on sale on Sunday, May 25th from 9-11 am. June 7th is the kid's fishing derby; the cost is \$1.00 per child. The ladies' luncheon is on Saturday, June 14th at 11:00 am. Shu has informed us that there are only 106 days left until FUN DAY! Start thinking of volunteering. Rick Cunningham will take over chairing the food committee, and Mary Buyze is taking on the toy tent. **WE NEED LOTS OF VOLUNTEERS!!**

PLEASE NOTE: we can use inexpensive clear picture frames, empty baskets of all sizes, and clear containers with lids or coffee cans please. If you have any of these items to donate you can leave them on first table as you enter clubhouse and we THANK YOU.

- **Dock Committee**: Chris Lanzon stated that they put all new larger cleats on the docks and solar lights. In Crane Park the dock is sideways, the approach needs tending to in Commanche park, and South Park the handicap dock needs big repair. Chris and Gynell have been looking at dock prices to replace some and have found handicap docks very expensive. They feel they can adapt a regular dock at less expense. They have also found that floating docks do not need yearly removal. Brent Gilbert made a motion to give the dock committee up to \$10,000. For a dock 6 x 32 long for the boat launch. Frank Barretta seconded the motion, and it carried unanimously.

George Buhler made a motion to purchase a handicap dock for South Park costing approximately 18,000. Greg Quigley seconded the motion, and it carried unanimously.

Frank Barretta made a motion to adjourn the meeting. Greg Quigley seconded the motion, and it was carried unanimously. The meeting ended at 11:56 am.

Respectfully Submitted,

Susan Kiwak