

**LAKE SOMERSET PROPERTY OWNERS ASSOCIATION**  
**January 17, 2009**

**MEETING MINUTES**

**Board Members Present:**

Al Hoffmann (President)	Debra Gossett (Vice President)
Chris Scollard (Treasurer)	Larry McNeal (Secretary)
Carl Reuter (Security)	Larry Wright (Water Quality)
Tony Harsch (Roads)	

**Board Members Absent:**

Martin Hoffman (Parks)	Gary Grandy (Building Control)
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**Others Present:**

Meeting was called to order at 10:00 a.m. by President Al Hoffmann and the Pledge of Allegiance was recited.

I. **Board Meeting Minutes (Larry McNeal)**

On a motion by Chris Scollard, seconded by Larry Wright, the minutes of the November 15, 2008 Board meeting were **approved**.

II. **Treasurer's Report (Chris Scollard)**

Chris said that income for the month of December was a negative number because money was transferred out of numerous accounts into CDs. Expenses totaled \$7,102.72. Assets totaled \$180,794.38. Chris said she will file 63 liens on Monday on properties owing back dues. The filing will cost \$882.00 which will be added as a collection fee to the delinquent accounts. She said that 68 accounts are delinquent in total, but five are with the lawyer for action. About 30 properties within the Association are presently in foreclosure. Jim Compton asked if the Board was going to list in the Treasurer's report the total number of properties and the total dollar amount that are delinquent. Larry McNeal suggested a line in the report detailing that information.

On a motion by Larry Wright, seconded by Tony Harsch, the Treasurer's Report was **approved**.

III. **President's Report (Al Hoffmann)**

Discussion of making changes to Restrictive Covenants. A tree cutting project on Grand Pointe. Lake landscaping. Need meetings of Water Quality Committee. Larry Wright reported on some of the weed treatment options for 2009 and on the status of the dredging project. Discussion of parking problems at some houses.

IV. **Vice President's Report (Debra Gossett)**

No report.

## V. Committee Reports

### **Building Control (Gary Grandy)**

John Dinkleman reported no permit activity over the past month. One request pending.

### **Water Quality (Larry Wright)**

Will use maximum hydrothol in specific areas where it is most needed. Will review the weed study in the spring to see what is needed at that time. Asked the Board to approve having Keiser analyze the soil samples. On a motion by Tony Harsch, seconded by Debra Gossett, the Board **authorized** Larry Wright to have Keiser analyze the soil sediment samples.

### **Parks (Martin Hoffman)**

No additional information.

### **Roads ( Tony Harsch)**

Township has no reservations about cost sharing with the Association for road repairs. Tony proposed that the Association offset the cost of any road resurfacing in the subdivisions by one third not to exceed \$10,000 per year. Don Figel said if the township has to foot the entire cost, the most they could do would be about one quarter of a mile of road a year. Chris said she is concerned that this type of expenditure would be outside the boundaries of the Association's responsibilities. She said she would not want to approve this cost sharing arrangement without giving the membership a chance to vote on it. Chris Scheithauer agreed with Chris Scollard's position. Larry McNeal said that the Board has the authority to unilaterally spend Association funds. Chris Scheithauer suggested putting the cost sharing suggestion in the Roads article in the Gazette to gauge membership opinion.

### **Security (Carl Reuter)**

Debra Gossett asked if boats would be allowed on the lake without stickers to be test driven by potential buyers. Carl said any boat that goes on the lake will have to have a sticker. Carl also said that after talking with the security people, he does not believe a guard shack at the boat launch is necessary. On a motion by Chris Scollard, seconded by Tony Harsch, the board **approved** the guard contract and schedule for services as proposed. Carl proposed opening the gate to the boat launch on April 18, 19 and 26 from noon to 3 pm prior to the regular May opening if the ice is gone and the weather is nice. It would cost an additional \$108. On a motion by Chris Scollard, seconded by Debra Gossett, the board **authorized** Carl to open the boat launch early as he proposed. Carl asked if he could get a schedule of Harvester operators. He said he was not happy with the lack of treatment in front of his house last year and would like to know who and where the operators are when they are on the lake. Larry Wright said sometimes there is no set schedule, and that who is out and when depends on the person. Carl also noted that he found the gate wide open on January 6. Asked people to check when they go by the main park to see if the gate is closed and to lock it if it is open.

### **Community Council (Sharon Badders)**

No report.

Don Figel said that Somerset Township is asking for \$8 million dollars from President Obama's economic stimulus package. He said if they get the money, they can have a shovel in the ground in 180

days. He also discussed the zip code situation in and around the township and the lake.

VI. **Old Business**

**Hillandale** – Chris produced an affidavit signed by Tony Harsch in 2002 verifying an agreement that puts the five properties in question within the Lake Somerset Property Owners Association. Chris suggested that the affidavit and agreement be sent to the five property owners. Debra Gossett said she and Al Hoffmanner had discussed meeting with the property owners to explain the latest developments. Larry McNeal opposed having such a meeting. He said just send the agreement to the parties affected and then respond to any questions they may have. On a motion by Larry McNeal, seconded by Carl Reuter, the issue was tabled to the February 2009 meeting.

VII. **New Business**

**Office Assistant Contract** – Chris Scollard explained that the contract is basically the same as last year (2008). On a motion by Larry McNeal, seconded by Tony Harsch, the contract for 2009 was **approved**.

Chris said that next week she will file the 63 liens as well as 1099s for all the workers who made over \$600 in 2008.

VIII. **Audience Participation**

County wide election in February.

On a motion by Debra Gossett, seconded by Tony Harsch, the meeting was adjourned at 12:15 p.m.

Respectfully submitted,  
Larry McNeal, Secretary.