

LAKE SOMERSET PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 17, 2010

The meeting was called to order at 10:05 A.M. with the Pledge of Allegiance. All board members were present.

Minutes: Karen MacPherson

The minutes were distributed and a motion to approve was made by Mitch Wetzler seconded by Tony Harsch and carried.

Treasurer Report: Bert Lawrence

The report was reviewed and a motion to accept made by Larry Wright, seconded by Jim MacRitchie and approved.

Bert stated that the attorney sent a letter to the Toth's ending the agreement for LSPOA property use adjacent to their lot. Jim suggested that we hold off on fencing the area at this time.

He received a request from a member asking for credit to his account for work done for the association. Bert stated that all members will be treated equally. He will be paid by check for work with no account credit. Another member received a \$2,000 credit. This will be sent to him by check and not saved as a credit to his account.

Bert is not assessing finance charges to past bills until the compounding interest issues are addressed.

Contractor practices were addressed. Contracts will be made and signed by the chairman and contractor then archived for future renewal and or review. Pam will not be writing checks unless a contract is on file.

Dishonest employee insurance is currently in effect.

Meeting times were discussed. A motion was made at the last meeting to change the day and time. An amendment to this motion was made by Jim seconded by Bert to hold off on the time and date until the next meeting. Motion carried.

Committee Reports

Community Council: Ingrid Volkner (absent)

Al stated that the garage sale was a success and that plantings are ongoing.

Building Control: Gary Grandy

Fifty dollars have been taken in for a pool permit. YTD total \$1150

LSPOA minutes were reviewed and the Nov. 2005 minutes reflect approval of building permit fees. A member questioned and refused to pay these fees at the last meeting until these minutes were reviewed. A copy of these minutes will be sent to Wess. Lake Leann and Lake Columbia charge for building permits. We are bound to continue with this fee until it is rescinded by the board or membership.

The Toth letter was passed out. Gary stated that as a board we cannot and should not give special privileges to any member. A motion was made by Gary to send the Toth letter as approved by our attorney terminating the agreement with Toth. The motion was

seconded by Tony and carried. If a problem continues a fence may be required in the future.

Water Quality: Larry Wright

Larry stated that the last chemical application was not a popular decision but he feels that it was the right decision. Signs were posted prior to the application and swimming was permitted by Friday of the holiday weekend. Gary asked if in the future treatments can be scheduled farther away from the holiday. Larry stated that this was done after the holiday last year and he received complaints that it was done to late. The law states that written notice is to be given 7 days prior to the first application. If the first application is done within the past 45 days then that notice is still good. This application was within that time period. The first application was 5/20 and second 6/30. The lake posting was done 24 hrs. prior to application by law. Chemical application needs to be scheduled according to weed growth and cannot be scheduled at the beginning of the season. This has been a hot summer with prolific weed growth unlike last year. Karen asked that signage be visible. And that we try to prevent further application just prior to a holiday weekend when there is heightened boat traffic. Larry will get with Patty and Steve and discuss treatment and boat traffic and then bring the results back to the board and members. He will also discuss Milfoil growth. A mid August meeting has been requested with Patty & Steve. They will be requested to discuss dredging at that time. Larry informed us that the Harvester has been down 2 times since the last meeting.

Dredging

A board decision was made to have Kaiser make a presentation to DNRE, find out the requirements and report back to us with recommendations for future plans. The lake sediment study was the first step towards a dredging permit.

Parks: Mike Gossett

Bert asked about the brush pile fence. Mitch explained that he called Iversen to discuss closing off this area to keep it secure and Iversen told him that he would dump dirt to build a berm between the 2 posts. Since a previous motion was made for this area to be fenced, Jim made a motion to allow Mr. Iversen to build a berm on LSPOA property with a minimal cost of less than \$100 instead of a fence. The motion was seconded by Bert and approved. The berm will be about 4ft high, flattened on top and covered with plantings.

Roads: Tony Harsch

Tony stated that John Dickleman feels the brush areas should be pushed back. Bert made a motion to push the brush area back after the placement of the berm for a cost of not more than \$300, seconded by Jim and carried.

Security: Mitch Wetzler

A special meeting was held to discuss the pole barn and pavilion. Five bids were obtained. Walsh was the lowest bid that has the means to complete the job at a cost of \$4800. Bert and Mitch will develop contracts with work to be completed by August 31st. Work will include securing the SE corner of the pole barn. A 6x6 ft. beam has moved

making the building out of square. They will cut an 8x8 ft. slab, reinforce with a new post, put back into square and put on a new door. A motion was made by Jim seconded by Tony to fix the pole barn for \$4800 and to have the work completed by 8/31. Motion approved.

West Park Pavilion

Discussion followed on building a 4 table pavilion. Again the lowest cost was Walsh for \$9,000. Since it is not in this year's budget it was suggested that we get the initial project started, purchase supplies and add to the budget for next year. A motion was made by Jim seconded by Bert to approve \$9,194 with 1/3 down for material fees and \$3-500 for architectural design fees. The motion carried.

Discussion followed on allowed boat lengths. Currently pontoon lengths are 30' and all other boats 20'. Further discussion to follow.

President Report: Al Hoffmanner

1. Goose control is set for next year. Karen asked that appropriate steps be taken for membership approval.
2. Board Budget review is due 8/21. A meeting will be held on August 2, 2010 at 7 PM at the office to review current and reserve funding. All board members are requested to be present.
3. Discussion followed on removing the Main Park fountain. Testing is required twice a year. Al will talk with Community Council and get back to us. Don Figel, Somerset Township Supervisor will send the board a schedule of water testing.

President Report: Jim MacRitchie

Goose Creek - Jim passed out designs to consider. Discussion followed on the use of bubblers. Currently there are conflicting reports on their use. Further investigation is needed.

The boat ramp is washed out. Mike will research and report back to us next month. Planning calenders were passed out and will be discussed at the next meeting. Jim mentioned that Gazette articles will be due soon.

New Business- None

Audience Participation – None

Meeting adjourned at 11:55 AM

Respectfully Submitted,

Karen MacPherson