

**LAKE SOMERSET PROPERTY OWNERS ASSOCIATION**  
**November 2009**

**MEETING MINUTES**

**Board Members Present:**

All members present

**Others Present:** Jim Bailey

The meeting was called to order at 10:00 a.m. BY President Al Hoffmanner and the Pledge of Allegience was recited.

**I. Board Meeting Minutes (Karen MacPherson)**

The minutes were read and approved with the removal of Jim MacRitchie's name. He was absent.

**II. Treasurer's Report (Bert Lawrence)**

The court remitted foreclosure on lots 230 and 235 in our favor. These are 2 separate parcels and will be sold at auction. The paperwork stated that LSPOA must maintain insurance on the buildings and that everything must be sold as one parcel. A question arose as to whether we could be responsible for back taxes and other debts. Bert with clarify all these issues with the attorney.

The O'Brien case was settled and a check obtained for \$1700. He is now current on four lots.

Jim Bailey was introduced and presented the compilation report. The bylaws need to reflect that we compile an annual compilation report not an audit. He informed us that by being an association we save \$3200 per year on taxes. A copy of the report will be on file at the office for review.

**III Committee Reports**

**Community Council (Sue Thompson)** No report

**Water Quality (Larry Wright)** Larry asked that the Kaiser contract be renewed. Much discussion followed on the current weed condition, weed application and the need for applicators, committee members and consultants to coordinate and follow through with findings and applications. It was suggested that a water quality team be put in place to monitor these conditions. Mitch made a motion that all Board members receive a copy of the contract, review it and have a special meeting to discuss renewal. I seconded the motion and the motion carried. A member from the audience suggested that in the future the board discuss these matters prior to the meeting and present themselves in a professional manner.

Dredging preliminary studies show elevated levels of arsenic in the sediment samples and will require special handling of all sediment disposal at approx. \$30-\$40 per cubic yard. It is important that all are aware that lake levels are not hazardous to human contact. This is a preliminary report only and will require further investigation prior to dredging.

**Parks (Mike Gossett)**

A complaint was received from a homeowner on Parkside regarding improper disposal of leaves causing them to blow in their yard. People are adding leaves from the backside. The piles need to be pushed back and a snow fence installed to prevent further dispersment. The road to the brush area is in poor condition and needs gravel. Larry requested up to \$300. to push back the brush in conjunction with Mike Gossett prior to spring. It was seconded and approved. Board members will view the area following the meeting.

Discussion followed on LSPOA trees encroaching and causing a risk to adjacent properties. The property in question was 14335 Crestridge. Quotes were obtained and a motion was made by Bert to approve up to \$400 for tree trimming of a LSPOA tree. Motion carried.

**Roads (Tony Harsh)**

The only roads that have been resurfaced are Harper and Crestridge. We still have other roads that need attention but they have not returned calls. Tony has left a map of the remaining streets needing repair and is awaiting their response.

**Security (Mitch Wetzler)**

Stickers are on order.

Discussion followed on Ice fishing. The Redbook states that it is for residents only. This will need to be updated. Members are to be present when friends or family are fishing.

**Building Control (Gary Grandy)**

Discussion continues on the Pole Barn siding and repairs.

**III Presidents Report (Al Hoffmanner)**

Somerset Township has asked that the board sign a liability permit allowing residents to obtain firewood. Since this is not a board function the majority declined.

A report was given on truck repair.

Unlicensed vehicles have been reported on rental properties. When problems occur with renters or rental property the owner will be contacted for resolution. It is his/her responsibility to correct the situation. When warranted a nuisance order will be issued and the owner will be served papers for resolution.

### **Old Business**

Jim MacRitchie made a motion to accept the buoy installation contract with Dennis Flaws. The motion was seconded by Bert and carried.

Red Book update: Jim will put together a committee to update and properly arrange the Redbook.

Tony suggested that we change the monthly meeting to a week night like other area lakes in order to get more member participation.

### **Pole Barn**

Bert stated the pole barn is a non commercial building with grandfathered rights but recommended bringing the barn up to code with ground fault receptacles, separating circuits and providing exterior lighting with an approximated cost of \$500. Karen made a motion that we approve up to \$500 for electrical updates to the pole barn. This was seconded and approved.

Gary wanted it known that an FRP does not obligate the board but allows bids to be obtained. Bert felt that the cost of siding could be better used towards an engineering study for another facility that could be used for social activities, office and storage. Al stressed that the life of t-11 is approx. 20 yrs and suggested covering it before it delaminates

The meeting adjourned at 12:20 P.M.

Respectfully submitted,

Karen MacPherson