

LAKE SOMERSET PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

November 20, 2010

The meeting was called to order at 1:00 P. M. by Vice President Al Hoffmanner followed by the Pledge of Allegiance.

**Roll Call: Karen Macpherson**

Jim Weber-P

Al Hoffmanner-P

Jim Wajda-P

Frank Miller-P

Bert Lawrence-P

Mitch Wetzler (excused)

Gary Grandy-P

Tony Harsch-P

Karen MacPherson-P

**Secretary Report: Karen MacPherson**

The minutes from the October meeting were read and a motion to approve was made by Tony Harsch seconded by Gary Grandy and carried.

**Treasurers Report: Bert Lawrence**

The profit and loss information will be corrected next month. Jim Weber will get with Bert to record the lots that were obtained. Fixed asset #231 is back on the land bank and available. BLS is very interested in getting rid of this lot . The 2 lots in arears without liens are now owned by Fannie Mae.

The check detail report was reviewed and the Board of Directors Directory was passed out but needs multiple corrections.

Bert stated that we need a list of those authorized to drive the truck. Insurance rates are decreased if we do not drive the truck during the winter months.

A motion to approve the treasurers report was made by Al Hoffmanner and seconded by Tony Harsch.

**Special Guest: James L Bailey, CPA**

Compilation Report (see copy) . Mr. Bailey is taking our information and compiling it. There are no internal controls by his office and no audit or review. This route was taken by the board because It was felt that we had good internal controls available and it was a considerable cost savings..

Reserve for maintenance are the dues that have not been collected (\$42,053). The Gazebo and picnic tables were capitalized and depreciated.

We have a choice on how we pay our Federal & state income taxes. By recording as a home owners association we save \$1,000.

Bert will meet with Mr. Bailey to make definition changes for next year.

New tax laws allow for improvements and may be an additional deduction for next year. A motion to approve and accept this report as recorded was made by Jim Weber and seconded by Bert Lawrence. Tony asked for a recommendation on when we should do an audit. Jim Bailey stated the cost would be double. Jim Weber suggested having an audit every 5 yrs and on an as needed basis. Discussion followed and a motion was made by Gary Grandy to have an audit every 3 yrs. seconded by Tony Harsch. The next scheduled audit will be 2013.

## **Committee Reports**

### **Community Council: Ingrid Volkner**

No report. Ingrid will provide a budget for the next meeting.

### **Building Control: Gary Grandy**

No additions to revenue or permits.

### **Water Resources: Frank Miller**

Herbicide permits were sent to K&A with recommendations and have been forwarded to Aquaweed. This was submitted on the 18th of Nov.

The Harvester team has been contacted. They will meet the week after Thanksgiving to discuss past and future use. The Harvester contract has been update & reviewed. Frank is hoping to have all contracts by Nov. end.

He issued an updated plan for harvester repair and is looking at a backup plan with a company out of Jackson.

The 2010 year end AVS report K&A were sent to Pete for posting under lake studies.

Frank has his water quality work plan and will send it out to the board. A Water quality committee will be established with meeting notices and agendas. They will review recommendations from K&A with Aquaweed permits. The proposed plan is \$5000 more than budgeted and he asked that the Board support water quality to meet the needs of the lake. The suppliers and committee need to be graded annually and held accountable on an annual basis.

Frank needs committee help. He will be gone January thru April. Skype was suggested for meetings. Karen offered use of her computer and air card for meeting communication. George Rausch is obtaining proposals for water quality sampling and will report back to us. Wally is retiring and will no longer be available for the job.

### **Parks: Jim Wajda**

A contract was signed for mowing. Picnic tables have been picked up & stored & trees have been trimmed and removed for \$1400. He is looking at replacement trees and can revisit this in the spring.

Permanent pylons were reviewed and docks evaluated. The cost was prohibitive. Down the road the main park dock can be replaced with a commercial dock for a cost of about \$5000.

He did not feel that erosion was significant at this time. He has obtained quotes for a cost of \$25-3500. He still needs official quotes. Jim Weber has asked that we move forward with these quotes. The board thanked Chris Scheithauer for the wonderful job that he does for the assoc. We have received compliments on our parks from other lake members and it is due to Chris and other members hard work that they are so enjoyable. Thank you Chris.

### **Security: Mitch Wetzler (excused)**

See report read by Thelma

Discussion on Bait shops notices was tabled until next month.

Dick made a correction to his report. He did not recommend a dumpster for the west park and is not in favor of one.

A motion to approve the cost for boat stickers was made by Gary Grandy, seconded by Karen MacPherson and approved.

### **Roads: Tony Harsch**

Tony met with the road commission and Bill Watkins. He presented problem areas to him. In January they will meet with each township and do a survey on each road in the county. Tony has a copy of the report and would like input. Jim has asked for the date of the annual meeting. Tony will send this out to all board members.

### **Presidents Report: Jim Weber**

Jim asked each board member to give him a top 10 list of what they would like to see accomplished for 2011 and he will plan an executive meeting. Bert suggested putting objectives on the website.

He will look into the indemnity for the board and those working for the board. It was stated that it is in the Redbook .

He would also like to develop working relationships with other lake boards and asked for names and contact numbers.

Jim will send out idea topics to discuss at an exec. session.

### **Vice Presidents Report: Al Hoffmann**

Al stated that some serious work needs to be done on the harvester and that the new front door on the pole barn is not secure. This will be looked into.

Keys were discussed. They are currently under security and he would like the key policy reviewed.

Bert suggested that the VP work with Jim MacRitchie and make a report to the board on a monthly basis.

He thanked Chris for the Halloween signs and recommended that we keep Halloween as the night for trunk or treating.

**Old Business:**

Bert gave guidelines to Pam for checks without approval. He wants to know when checks need to be changed.

He sent out a market analysis for the 2 lots we own and lots for sale. The Title clearing needs to be investigated. He would like to schedule a separate board meeting to discuss this.

**New Business:**

Gary brought up refinancing and park coverage.

Tony discussed bids on dredging the holding pond. Currently the cost is around \$4000. Tony is waiting for one more bid. A motion to approve dredging at \$4050 was made by Bert Lawrence, seconded by Tony Harsch and approved.

Tony is getting data on aeration and will present this at the January meeting.

**Adjournment:** A motion to adjourn was made by Jim Weber second Seconded by Frank Miller at 3:10 P.M. and approved.

Respectfully submitted,

Karen MacPherson