

Linda Walker

To: Pam@LSPOA

Subject: Aug 2019 LSPOA minutes

LAKE SOMERSET PROPERTY OWNERS ASSOCIATION

REGULAR BOARD OF DIRECTORS MEETING

MINUTES

August 8, 2019

Pledge of Allegiance: Jim Weber

Call to Order:

Jim Weber called the meeting to order at 7pm.

Board Members Present:

President – Jim Weber

Vice President-Jodi Dahlberg

Treasurer-Mike Dear

Secretary – Linda Walker

Parks-Terry Taylor

Roads-Eric Mozer

Security-Jeff Bennett

Water Quality- Don Tappan

Board Members Absent:

Building Control-Kelly Langley

Officers Reports:

• Secretary – Linda Walker

Presented July 11, 2019 minutes, on a motion by Jeff Bennett and seconded by Jodi Dahlberg the minutes were approved.

• President – Jim Weber

Truck has been repaired and harvester in process of being repaired. Continue to investigate inlet one repair. Spoils site 1, near West park, looks great and ready to go. The Music in the Park was great and fantastic.

Election update: One Volunteer has offered to be on the board.

Talk with the Sherriff: He is getting calls from members; we have given him a key to the gate so that he can address inappropriate boat behavior. His intent is to keep our lake safe for all. Violations with erratic driving, children with no

life vests, and under age driving of water vehicles have been observed. A reminder, there is a new law that requires to clean off boats after coming into our lake. We are looking into how we can accommodate our boaters so they can comply.

- **Vice President-Jodi Dahlberg**

Dredging update: Design for the holding cell is done, and final measurements are being taken. Potential issue will be the height of the dirt wall for spoils site one. This potentially will add costs if we have to pump to spoils site two.

We did great job getting site one cleared and ready for Savin.

- **Treasurer-Mike Dear**

Presented the financial statements.

Had a boost from our investments this year, so far exceeding projections.

Have the lowest year for small claims filing for unsubmitted association fees.

MANY THANKS to the membership for paying your association fees on time!

Expenditures are in line even though we have had additional expenses

(truck/harvester repairs, etc.) due to investment strategy and watching our

spend. Linda made a motion to approve the financial statements, Eric Moser seconded.

- **Security-Jeff Bennett**

Boats on the lake without proper stickers are still a problem. Letters to people who are not complying will be sent. Privileges to the lake may be revoked.

- **Building Control-Kelly Langley**

The building committee approved the following permits:

Pool - \$50

Gazebo - \$50

New House - \$250

New House - \$250

The two properties that were sent non-compliant letters have submitted their permits, with the proper fee, were approved and are part of the permits listed above.

I'll see everyone in October - one more month of absentee board member :)

- **Parks-Terry Taylor**

Presented a motion to replace entrance signs (\$1200) to the sub-division and want to replace. The board has asked to wait for this motion for later this year to ensure that the other expenses will be covered. The Park budget has enough to cover this spend and is currently under spent. There are two cement picnic tables that are starting to breakdown in West Park. Proposed to tear down was presented as this is a real danger to our members. A motion to tear down these tables by Jim Weber, and second by Jeff Bennett. West Park needs some work with dirt fill, also the main park wooden picnic tables need to be checked, splintering happened during the Family Picnic.

- **Roads-Eric Mozer**

Hillsdale County did some mowing on the road side such as on the corner of Northmoor and Brittney. Many thanks to those members who 'assisted' the Hillsdale County Road Commission and mowed some of road for them! Scott Burns confirmed that they did not do the speed study as promised. Scott is behind in all obligations. The next road to be fixed, is Killybegs next year, as long as the county can keep up the schedule. A 4 mils for assessment (based on home value) to have all the roads repaved is looking to go on next year's Somerset Township ballot. This mil increase will benefit only our neighborhood (LSPOA).

- **Water Quality-Don Tappan**

Getting a lot of positive feedback on our lake quality. With the increase of resources spent on this effort, the result is great lake quality. We enlisted Savin to fill the gap while the harvester is being fixed. The Savin outsource was a success, and is expensive (quoted 10k, charged few thousand less). Considering an annual event to bring Savin in to do a 'big bang' to help with the overall weed control. We have gotten a new motor for about ½ the cost, and is in the process of being installed. We've been able to keep within budget. Eel grass was targeted last week with chemicals, and intent for the harvester to be fixed soon so that grass can be cut. The truck was fixed with new transmission and now is up and running very well, it was just in time for weed pick up. The weed pickup is being done, but need to improve the length of pick up times, as some of the channel residents not getting serviced.

Old Business:

Jim Weber consulted with James Albright (ANCO Concrete Raising, LLC), if he would recommend that we should open the slue gate, he highly recommended that we SHOULD NOT. Jim would like to keep pursuing that the township to make sure that they are maintaining properly so that we WILL be able to confidently open this gate without risk of failure.

New website design proposed and is being looked at.

Board is looking to start the discussion to move the Pam's role into more hours to cover the multitude of roles and cover for lack of volunteer's helpers. This will help with continuity of business with harvester maintenance, accounting, guard duty, etc. Need to start factoring this into the budget.

New Business:

Dues increase information will go out for the annual meeting packet. Look in your mail for the details, and voting information.

Audience Participation:

Found floating bio reactor in the cove.

Still looking to possibly buy lot next to park, and put a building for use by the members which would include a membership office. Jim casually talked to a builder to find out the cost to put a building on this lot. This is just a discussion, adding this option, the cost per month would a nominal increase as we would be eliminating fees (porta potty, township hall rent, etc.).

Meeting adjourned at 750pm with a motion by Jim Weber and seconded by Eric Moser.

Respectfully Submitted,
Linda Walker, Secretary
Lake Somerset Property Owners Association Board of Directors