

Lake Somerset Property Owners Association
Monthly Board of Directors Meeting
January 11th, 2024
Minutes

Pledge of Allegiance and Call to order: Dale Cousino at 7:01pm

Board Members Present:

President: Dale Cousino
Vice President: Cher-ray Bellinger
Secretary: Kelly Langley
Building Control: Rick Meyer
Parks: Terry Taylor
Security: Jeff Bennett
Roads: Brandon McClinchey

Board Members Absent:

Roads: Brandon McClinchey
Water Quality: Don Tappan

Officers Reports:

Secretary - Kelly Langley - Motion was made by Rick and seconded by Cher-ray to approve the meeting minutes from November.

President - Dale Cousino

Pole Barn Project - Completed, inspected, approved. Needs electrical work in the spring and some concrete work done and volunteers will try to be utilized to complete those items.

Treasurer resignation on 1/7/23. Scott Faulkner ran for a position this fall and is willing to come on the board and fill the Treasurer position. Rick made a motion, Jeff seconded and vote passed to elect Scott to the Board.

2024 Budget - Cher-ray made a motion and Kelly seconded the approval of the 2024 budget. There is a deficit of 65,880. That will have to come out of savings and a dues increase will be needed going forward.

Roads - Dale asked Brandon to reach out to Tim Shaw regarding the letter from Matt Word - Hillsdale County Drain Commissioner regarding the road repair of Brookhurst Ln.

Insurance review - policy is due 1/25/24. Dale is going to contact the Decker and Sons for a review to make sure our policy is adequate.

Vice President - Cher-ray Bellinger - Meet with lake board communities every 3 months. Met in early December. Learning and gathering information from each other. Nothing yet to propose combining or doing different for our lake.

Security - Looking for Ice Fishing Patrol. It's a paid position. If interested or know anyone, please talk to Pam at the office.

Parks - Terry Taylor - Canoe launch is slated to be cleaned up after the first of the year. Will reach out if we don't hear from them in a week or so.

Roads - Going to touch base with Tim at the township meeting on Thursday and will hopefully have info to report regarding Brookhurst Ln at the February meeting.

Water Quality - Don Tappan - Absent.

Treasurer- With the resigning of Jessica Sirola on January 7, 2024 Kelley Langley made a motion to remove Jessica as authorized signer for the Lake Somerset Property Owners Association CNB Checking, Savings, CNB Lock Box and all Edward Jones Accounts and seconded by Cher-ray Bellingar. The motion was voted on and approved.

Kelley Langley made a motion to add Scott Faulkner to the County National Bank checking, savings and CNB lock box and all Edward Jones Accounts and seconded by Cher-ray Bellingar. The motion was voted on and approved.

Cher-ray made a motion to approve the January financial report and Jeff seconded. Motion was voted on and approved. Ended 2023 positive \$23,304.29.

Building Control - Rick Meyer - Nothing to report.

Old Business: A dues increase vote will need to be in the spring mailer March 1st. The board will meet to agree on the strategy of the dues increase and be ready for the spring mailer.

New Business:

Audience Participation: LRS bought Modern Waste. Question was posed to look into other waste management companies. Cher-ray commented that the group of lake boards she's a part of is contemplating this topic.

Debbie Smith, calling the township regarding roads - Killorglin Ln, Glenbeigh Ln, Kildare Ln - visited a township meeting and inquired how we get our roads fixed. Discussion around putting a committee together to gain community support and attend meetings and discuss our own lake assessment. Brandon is meeting with Tim Thursday to ask next steps about seeking grants from the State, etc.

Patrick Braddock inquired about a lot swap with an association lot and a lot that he purchased. Lot 231 is owned by the association and Patrick owns Lot 232. We need to look at the drainage easement and are adding to the to-do list.

County National Bank

Checking Account:

Savings Account:

Remove: Jessica Sirola

Add: Scott Faulkner

Remaining: Dale Cousino, Cher-ray Bellinger, Jeff Bennett, Pam McAndrews

Lock Box Account Number:

Remove: Jessica Sirola

Add: Scott Faulkner

Remaining: Dale Cousino, Cher-ray Bellinger, Pam McAndrews

Edward Jones

Account:

Account:

Remove: Jessica Sirola

Add: Scott Faulkner, LSPOA Treasurer

Remaining: Dale Cousino

Adjourn: On a motion by Rick and seconded by Cher-ray, the meeting was adjourned at 8:19pm.

Submitted by Kelly Langley, Secretary
LSPOA Board of Directors