

Lake Victoria Property Owners' Association  
Laingsburg, MI 48848  
Minutes  
January 19, 2010

Board members present: Al Burnie, Clint Hawks, Dan Brown, Duane Albright, Michelle Campbell, Scott Danek, & Scott Westenberg

Board members not present: Renee Gutzman & Mark Langworthy

Public present: Kandi Brown, Meg Dutcher, Diane Mayers, Wendy & Steve Szczotka, and Pat White

I. Call to Order and President's Opening Remarks 7:04 pm DAN BROWN

II. Public Comment

III. Officer Reports

A. Secretary

MICHELLE CAMPBELL

1. Minutes from November

Motion to accept report: Scott D Second: Scott W passed

C. Treasurer's Report

CLINT HAWKS

1. December Report

As of December 31, 2009: \$1,400.80 in Operations fund, \$10,933.98 in IMMA and \$1,797.47 in Assessment Fund

2. Update on payments received, money outstanding

Looking thru the financial reports from 2009, we finished the year with roughly \$11,500 surplus versus our budget. The main areas of savings were in legal fees and the fact we moved a good portion of the normal dam expenses into the assessment.

The assessment looks grossly over budget, which it is at the current time. This will rectify upon the 2010 payments, but in order to do the north-end project, we needed to front the money from our CDs. This will be repaid soon after we get the 2010 assessment payments in.

With 2010-12 left on the assessment, we should have roughly \$92,000 still coming in. Our current deficit is \$37,000 and we also need to pay our rainy-day fund back the \$16,000 borrowed for the north end project. After getting in the black, the final two years of the assessment will have \$55,000 that can be spent on projects. That being said, as we look towards budgeting for the 2010 fiscal year, we have to take into account that the cushion on money we've worked with the past two years for dam and other expenses will not be available. I'm proposing NO assessment spending in 2010. For 2011 and beyond, it would appear that replacing the sand at Westgate Park (after the hydrant work is completed) and working on island erosion and possibly dredging between the north island and Purdue's were the most suggested projects.

Currently, our cash position is \$1360.80 in our checking, \$10933.98 in our money market and the assessment has \$1797.47. This should be sufficient until 2010 funds come in, as there aren't too many big expenses in the early part of the year besides our insurance policy, which is due Feb 1 (\$1529).

Initial invoices have been prepared and I've been labeling passes/envelopes for the past few nights. Before we send these, I'd like to discuss how we handle the unpaid accounts from 2008 and 2009.

There are still six outstanding liens from 2008 which nothing has been done with. Ken Johnson is in the process of foreclosing on HH55. The owners have refused to respond to two direct contracts, thus that process is continuing. It's a vacant lot at the corner of Belfast and Kildare. Two of the other liens have houses that are for sale. One of the others (VH90-91) has a renter in there that is working (supposedly) to purchase that property. These owners also did not pay 2009, thus we need to place those additional liens to add that amount to what is owed.

There are 13 unpaid from last year that I am suggesting we also have Ken place liens on. These owners have had numerous contacts to pay off what is owed with little response. I was not happy with the proposal from two different collection agencies as to the amount of money we would have to put out for their services, so I decided this route is in our best interest. The spreadsheet has all the information for Ken to place these liens, we just need a motion to proceed. The total amounts would be added to their 2010 invoices, with a note to these 13 that a lien was placed (plus, I'm sure they'll get copies from Ken).

The funny thing is, our budget wasn't impacted greatly because of these unpaid, as we took in nearly the same amount of money in late fees from our current residents to offset the difference.

Total unpaid in 2008 = \$4848.75 (dues/assessments/legal/late fees/etc)

Total unpaid in 2009 = \$4410.20 (3782 dues/assessments, 628 late fees)

Motion to place liens on all unpaid for 2008 and 2009 Michelle Second Scott D

3. Expense list to be approved for payment

To be paid yet this month:

McPhail Insurance	Insurance		\$1529.00
Vogl/Meder	Accounting		\$275
Ed Cherenka	10 hours most on trails and swing sets	parks	\$100.00
Steven Simmons	2 Trash Pick ups	Parks	\$20.00
Jodi Gittins	1.5 hours painting	Parks	\$15.00
Utilities			\$42.00
Cell Phone			\$46.00
Duane Albright	Reimbursement on CDs	Dam	\$13.65

**TOTAL: \$2,040.65**

Motion to pay check requests: Scott D Second: Al passed

Need to talk to McPhail about coverage on insurance for contents in Pole Barn.

Motion to accept report: Scott D Second: Michelle passed

IV. Committee Reports

A. Building

No new building requests or approvals needed this month.

Motion to accept report: Scott W Second: Scott D passed

AL BURNIE

## B. Dam

DUANE ALBRIGHT

1. Recorded **Lake Level for this month is 791'9" to the top of ice.**
2. **Monthly visual inspection completed.** Continue to note tracks from snowmobiles on the dam. The dam system appears to be intact and operating properly with the exception of the rusted bottom of C2D culvert inlet. The top of the new vent pipe in the MD Riser had been frozen shut earlier this month but is clear of any obstruction at this time. The water level has returned to our operating level so water is now flowing through the Peninsula Way Culvert. No other changes or visual problems have been observed at this time.
3. **Keith Putnam (Trapper)** has stopped trapping for the year. He **has trapped a total of 36 muskrats for the season.** The LVPOA gate key (LOAN#6) has been returned.
4. **The Dam Facing/Overflow Project had been completed.** The **total cost for the project was \$45,727.00** (Dam Facing \$39,164.00) and (Dam Overflow \$6,563.00). All Terrain was paid \$20,000.00 as a down payment to start the project with the remaining \$25,727.00 to be paid upon completion. On 12/15/09 Steven Simons (All Terrain) picked up the LVPOA check (#2375) for \$25,272.00 as final payment in full for the project. Steve also returned the gate key (LOAN#7).
5. .... On **11/24/09 Sawdon Fencing erected the new chain link fence at the east end of the Main Dam.** Payment was made with LVPOA check (#2379) for \$1,170.00. The invoice from Sawdon Fencing was for \$1,160.00 instead of \$1,170.00 so Lee gave Duane Albright \$10.00 a refund of \$10.00 in cash which is being given to Clint Hawks (LVOPA Treasure) for the overpayment.
6. A copy of the **e-mails regarding the county latest drain easement proposal and an adjusted County Drain Easement Form received from Jon Morrison was give to each board member to review.** The areas being discussed are:
  - Peninsula Way culvert
  - The area between the culvert and the overflow pond
  - The overflow pond, Price Road ditch and the large culvert going under Price Road at the east end of the Main Dam Riser outlet.
7. In preparation for the 2010 State Dam Inspection VHS videos of the 1991, 1997, 1998 and 2006 LVPOA Primary Spillway Inspections has been transferred to DVDs for the dam records. Additional documentation will be placed on DVD as a way to keep a permanent set of records. **Duane Albright (LVPOA Dam Operator) would like to be reimbursed \$13.65 for the purchase of DVDs.**
8. **A plan needs to be created to budget funds for the 2015 dam inspection.** It is estimated that the 2010 dam inspection will run around \$2,000.00. It is being recommended to place \$500.00 a year in an account to be available to pay for the Dam Inspection as they are due every 5-year.
9. **A discussion needs to be started to create a \$3,000.00 yearly Dam Operations Budget.**
10. **A discussion needs to be started to develop ideas how the association will handle ORVs that continue to be driving on the dam and a way to pay for the repair of damages.**

11. Tim Arrnst (**Worthy Acres**) has placed the crushed concrete at the ends of the boat ramps. I have not received an invoice or the loaner gate key that was given to him at the beginning of the summer projects. The board had approved a quote for \$140.00.

In the process of setting up a plan with James Fyvie (911 Administrative Director) to set up an Action Plan for the dam. The idea is to create the ability for the Dam Operator to make one call using the 911 system to alert and activate the appropriate agencies and personnel in the event water would begin to flow over the C2D Auxiliary Spillway. The plan would create the protocol that would be kept on file with 911 for such an event. This would also serve as an Emergency Action Plan even though Lake Victoria is not required to have one because the dam has a Hazard Potential Classification of LOW.

Motion to accept report: Clint Second: Scott W passed

C. Fish

SCOTT DANEK

Fishing has been good.

Motion to accept report: Al Second: Clint passed

D. Outreach

CLINT HAWKS

The Victoria Voice (shown copy) dropped to the post office today and should be in most hands tomorrow. Included is the paper survey to return to Scott D. via fax or the PO Box. Thanks to Spartan Printing and Choice Realty for covering the costs.

We had an E-voice last week on the upcoming newsletter and the website was vastly updated last week. Had about 85 downloads

Dates:

Spring Clean-up week: April 18-24, with the 24th being the main event day (compost day too!)

Treasure Sales: May 7-8

Scott - are we having a boater safety class again? dates?

On Facebook page and website, we may want to consider calling this a "membership meeting" not a "board meeting." It may get more attendees.

I have also talked with Jack Clarkson about finding a date for another summer concert at the park - more details to come.

Last year, we were a bit over budget due to increased web costs, so I will take that into effect when proposing next year's budget (mostly due to when bills came due and what year they were actually paid in).

Motion to accept report: Scott W Second: Duane passed

E. Parks & Maintenance

MICHELLE CAMPBELL

Green Planet has agreed to maintain 2009 prices for the 2010 year. 2011 we will put out another bid request to area mowers.

Called AGAIN on the porta potty being moved to the South Boat Launch as originally requested, was told it would be moved on Monday (1/18) – it wasn't.

Received quotes on the dock extensions. Scott W will finish ordering extension and replacement pieces.

Will have a conversation with Steven (current HS worker) about next year and will start interviews with other potential workers.

Scott W. has updated our "Park's Goals" list so that we can continue improvements on trails and parks in 2010.

We will not re-key again this year. Labels will not have full address, but, will have name, lot, number and key number.

Need to set up compost dates – have ready for Spring Meeting  
Motion to accept report: Scott D Second: Clint passed

#### F. Roads & Ditches

AL BURNIE

Talked to Jon Morrison of Clinton County Drain commission. Dry hydrant on Victoria Shore Dr. is completed. The angle of the pipe is because of not wanting to dig any closer to the road. The opening of the pipe has to be a certain height and certain distance from the road and this was the only way to do it with the soil condition at the time. Drain commission plans to do a final grade and guard posts this spring.

Jason Road drain project is still in progress. They hope to break ground on that in early spring.

Have not seen any work on the Westgate park dry hydrant yet.

Talked to Jack Powell of Clinton County Road Commission, bids for this year's paving contracts are due in on January 25<sup>th</sup>. They will have a better idea of asphalt pricing then.

Someone had called Jack with concerns that another culvert might be needed at Crestview and Victoria Shore. They will look at it in the spring. They will also look at the ditches.

All the other gravel roads are ready for paving.

Road commission will work with Drain commission to replace the culvert on Peninsula way next year. See Duane's report.

Motion to accept report: Scott W Second: Clint passed

#### G. Rules & Regulations

SCOTT DANEK

Just starting to share/spread the rule about unaccompanied guests, about 75% of the individuals approached, were accepting.

Rich Nichols, our area's DNR officer, was out on the ice this past Saturday he said he spoke with probably 15-20 people, half of whom did not have fishing licenses (but he didn't issue tickets, only warnings). He has also talked to unaccompanied guests and shared the rules with them. Kandi Brown suggested that we not give warnings and ticket if they don't have their license. He talked to a group of 7, none of whom were members, who knew a woman that let them in to the south launch/gate. They were just beginning to get set up, and after they talked to rich and he told them all the normal rules (licenses, seasons, etc.) apply out there, AND told them about our new rules. THEY LEFT!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! He also found a shanty on the south end of the south island with no markings at all, but no one using it.

Scott D is maintaining the list of vehicles that have been “warned” about no passes. We need to decide if we’re going to continue warning or if we are going to tow.

Motion to tow without warning if no current pass displayed in clear view in the vehicle Michelle  
Second: Clint Roll call vote to pass: Duane - Yes, Al - Yes, Scott W - Yes, Scott D - Yes, Dan - Yes, Michelle – Yes, Clint – Yes – Passed

Towing company must be called by the board member and member must be present when towing occurs.

Must continue to restrict areas that ORVs are using inappropriately.

Motion to accept report: Al Second: Clint passed

#### H. Water Quality

RENEE GUTZMAN

No update from PLM regarding the status of our application to the DEQ for the 3 year program. Stay tuned for further updates.

Motion to accept report: Scott W Second: Scott D passed

#### V. Old Business – none

#### VI. New Business -

##### A. Open Board Positions

Meg Dutcher has notified Michelle that she plans on running for the board. Clint and Renee both have decided to run again. Dan Brown will not run for a position in 2010.

##### B. Annual Meeting Prep

C. Committee members need to prepare their proposed budgets for 2010 for February meeting

D. Hydrants – Dan spoke with Warren Malkin about adding another one – we may need to split the cost for them.

E. Bylaw updates and changes

#### VII. Next meeting date – February 16, 2010

#### VIII. Adjournment

Motion to adjourn: Scott D Second: Al passed

Adjournment 8:56