

Lake Victoria Property Owners' Association
Laingsburg, MI 48848
Minutes
September 21, 2010

Board members present: Renee Gutzman, Clint Hawks, Duane Albright, Michelle Campbell, Al Burnie, Meg Dutcher, Jim Elkins & Scott Westenberg
Absent: Scott Danek

Public present: Roger Carlisle

- I. Call to Order and President's Opening Remarks 7:03 pm CLINT HAWKS
- II. Public Comment
- III. Officer Reports
 - A. Secretary MICHELLE CAMPBELL
 1. Minutes from August
Motion to accept report: Al Second: Scott W passed
 - C. Treasurer's Report MEG DUTCHER
 1. Report
As of August 31, 2010: \$26,656.59 in IMMA, \$685.33 in Operating Checking and \$29,611.27 in Assessment Fund
 2. WH 3 – does not want his lot anymore and is willing to give back to the association for the \$633 that he owes in past dues
 3. HH55 closed after closing costs, we received \$2,017.74, the rest is payable \$476.37/mo at 6.5% interest until 2/1/2012
 4. As of 08/31/2010 there are 21 unpaid totaling \$10,812.75
 5. VH 25,26, 27.5 – owner hasn't rec'd bill in 2 years, but has lived here since 2007
 6. 4 properties changed hands, VH10, HH55, IS47, VH14
 7. Lots: Morel: WH45, 46.5 to bank, WH44,68 still with Morel, WH66,67 to Baynes
 8. Chris Garno owns 2 lots and rents both, he wants another key
 9. Ruth Pino died, granddaughter Stephanie Brock now renting RS 160 from Mary Pino
 10. Some records are different from township's records, ask Vogl/Meder to cross reference
 11. Can we file delinquencies with credit bureaus? Clint will ask Ken Johnson

12. Expenses to be paid:					
21-Sep-10	account	sub category	Dues	SA	Paid
Consumers Energy	Admin	Utilities	\$23.00		9525 Buckingham
Consumers Energy	Admin	Utilities	\$30.00		auto 9905 Jason
Jons are Us	Parks	Sanitary Service	\$240.00		9/1-9/31
Marv Burt	Parks	Labor	\$200.00		20 hours
Nick Brown – Island Mow & trash	Parks	Mowing/Lake	\$90.00		1 island, 6 trash
State of Michigan	Admin	Accounting	\$20.00		
Verizon wireless	Admin	Telephone	\$46.16		auto cell
Vogl/Meder	Admin	Postage	\$275.00		
			\$924.16	\$0.00	

Motion to pay bills report: Al Second: Duane passed
 Motion to accept report: Al Second: Renee passed

IV. Committee Reports

A. Water Quality

RENEE GUTZMAN

One dock was pulled out of the lake and owner's contacted Renee regarding zebra muscles being on the dock. Renee will take the pictures to PLM.

Harvester is in the pole barn.

Motion to accept report: Scott W Second: Duane passed

B. Building

AL BURNIE

Jim Elkins has volunteered to work with me on the building committee, and Road & Ditches committee. Jim and I stopped to see Mr. Ron Rockwell, 9020 Highland Court to check up on deck project progress and discuss options for replacing his detached garage. The deck is finished except for gates, which Clinton County Building & Zoning will inspect. Mr. Rockwell is now in the planning stages for the garage project. The plan is to put an additional garage on to the main residence. He has space to do this and can meet all of the setbacks required. No variance will be required for the project. Ron is checking with Clinton County Health Dept. on the exact location of his septic field to determine placement of the garage. Drawing and blueprints will be next. Additionally, Ron will be getting rid of 1 of his 2 sheds.

Received an application for a shed permit from Kim & Meg Dutcher, 9513 Buckingham Circle. Shed will be 8 x 12, painted or sided to match main residence. Tentatively approved.

Mr. Schauer was notified at the August meeting that, according to our attorney the 2 tent/garages had to go. I also told Mr. Schauer that he could add to his existing residence without any variance and asked him to call me and told him that I would work with him. Mr. Schauer has not called and the 2 tent/garages have still not been removed. Al received a forwarded email on concerns from Bub and Jodi Decker. I stopped to see Mr. & Mrs. Decker who own the adjoining lot to the north. Apparently Mr. & Mrs. Schauer have been asking neighbors to sign a letter stating that they don't mind the Schauer's tents. Mr. & Mrs. Decker refused to sign the letter for Mrs. Schauer and later for Mr. Schauer. Mr. & Mrs. Decker have been against the tents and clutter that the Schauer's have lined their property line with since it backs up to their backyard. The property line is lined with 2 – 10 x 20 tent/garages, a travel trailer, pick-up capper, boat, goalie net and other clutter. All of this lined up between the shoreline and the Schauer's 24 x 32 pole barn. Al share pictures with the board from Bub & Jodi's yard.

Additionally, stopped and talked to the homeowner of Royal Shores # 52 at Mr. Schauer's request. Found that the unattached tent/garage that Mr. Schauer reported was actually a picnic table canopy for shade that the homeowner put up for his daughter's graduation open house. Homeowner said it will be taken down as it is not a storage unit.

Based on discussion, board recommends that Mr. Schauer is given until October 15th to remove the temporary structures or provide a plan of removal to the building committee, this will be given to Mr. Schauer via certified mail. Clint will draft the letter.

Motion to accept report: Renee Second: Jim passed

C. Fish SCOTT DANEK

Scott D. is going to hold a fishing meeting with fisherman from around the lake regarding our bass loss. Scott W.'s neighbor has said he has caught several, but throws them back.

Motion to accept report: Duane Second: Scott W passed

D. Outreach CLINT HAWKS

Kristen Brown renewed her marketing sponsorship
Facebook pages are updated with Band and boat parade pictures
Motion to accept report: Renee Second: Duane passed

E. Parks & Maintenance SCOTT WESTENBERG

1. Docks to be removed before first weekend in October. North dock will be sent out for repair and will bring bill back to member who damaged it and offered to pay for repair.
2. Trails –
 - Scott W. working on borrowing a tractor to move rocks at Jason Pavillion and wood chips into trails.
3. Parks/Islands
 - Playground swings to be removed for winter this month.
 - Swim buoys removed and channel marker coming out this week.
 - Michelle will contact Renee from Green Planet re: mowing for the rest of the year
 - Need to contact Jons-r-us for winter – how many are we keeping?
 - Ed Chrenka mowed Baseball diamond, along Jason Rd and the North Launch/dam.
 - Will contact Nick Brown to empty all trash at the end of this month.

4. Tractor update & Weed Harvester
 - Mark McEwen and Scott W. to complete maintenance this winter.
5. Schedule Compost days for fall – October 23rd

Motion to accept report: Renee Second: Jim passed

F. Roads & Ditches

AL BURNIE

Talked to Jon Morrison. Ditch in the park (WH 52) on Victoria Shore Drive and Crestview Drive will be filled shortly. The other park (WH 16) has been leveled out, seeded and grass starting to grow. They are starting to get the permits for the Jason Rd. drain between RS127 & 128. They will be boring from the lake side up and under the Jason road with an 8" tube. They are doing the job this way to make it easier on the landowners and not tear up their yards. The drain will extend up toward the West Victoria Drive park.

Jack Powell, Warren Malkin, Duane Albright, Jim Elkins and Al Burnie are going to start planning the 2011 road paving project on Peninsula Way.

Al talked with Jack regarding the "cracking" occurring on pavements from the Victoria Shore area/Phase One area.

Motion to accept report: Duane Second: Scott W passed

G. Dam

DUANE ALBRIGHT

09/20/10 Recorded Lake Level for this month is 790'11".

Monthly visual inspection completed. The dam system appears to be intact and operating properly with the exception of the rusted bottom of C2D culvert inlet. No change or visual problems have been observed at this time.

09/13/10 A printed special notice was taped to the mailboxes of lake shore members. It informed members that the lake level would begin to be lowered starting 09/01/10 as part of the yearly maintenance procedure. The regularly scheduled spillway valve test will be conducted at this time also.

In the process of receiving quotes from (First Choice Chad 517-651-2541) & (Nature's Way Steve 517-651-6430) to remove the brush along the Price road ditch and the spillway notch on the backside of the main dam. (Green Planet Renee 989-205-9526) was asked but declined to quote because they do not do that type of work.

Black lake level gauge stripes were painted on the north and east side of the main dam riser, marking three inch increments. Eight inch tall black numbers were painted on the east side marking the 792, 793 and 794 levels. The modified metalwork was also painted.

Jim Elkins and Tim Arrnst (Worthy Acres 517-819-4447) removed the crushed concrete from the end of the boat launch. It was determined by the board that the material used was not the best choice and it had to be removed after pieces of rebar were found still attached to some of the chunks of concrete. The material removed was mixed in with the rocks on the auxiliary spillway.

Begin a discussion about weed control and the mowing of the dam.

Motion to accept report: Al Second: Meg passed

H. Rules & Regulations

No report

Motion to accept report: AI Second: Scott W passed

SCOTT DANEK

V. Old Business - none

VI. New Business - none

VII. Next meeting date – October 19, 2010

VIII. Adjournment

Motion to adjourn: Michelle Second: AI passed

Adjournment 8:40