

Lake Victoria Property Owners' Association
Laingsburg, MI 48848
Minutes
May 17, 2011

Board members present: Renee Gutzman, Clint Hawks, Scott Danek, Meg Dutcher, Jim Elkins, Mike Wall, Elaine Brown, & Scott Westenberg

Board members absent: Al Burnie

Public present: Ron Rockwell & Mark Konieczny

- I. Call to Order and President's Opening Remarks 7:00 pm CLINT HAWKS
- II. Public Comment
- III. Officer Reports

- A. Secretary ELAINE BROWN

- Approval of April minutes

- Motion Mike Seconded: Renee Approved

- C. Treasurer's Report MEG DUTCHER

- 1. As of 03/31/2011 bank accounts:

- \$ 490.95 in Operating checking (6188)

- \$44,266.99 in Dues (5931)

- \$28,189.41 in Assessment fund (7077)

- \$16,371.98 in CDs

- \$17,016.37 collected from dues, land contract, sponsorship, finance charges

- \$9,157.38 collected for SA (2011 & 2012)

- 2. Property changes

- o RS 85, 86, 87 from McMurphy to Elizabeth McCarthy

- o WH 128, 129 from Field to Annette Copeland

Unpaid - 80 properties owing \$ 23,513.40

- o RS 217 & RS 105 2010 dues/SA and filing fees are all paid

- o RS 134 - \$801.90 still pursuing in court

WH 3 (cattail lot) bought by Joel & Tammy Brown 4/12/2011. Deed not registered.

Remove liens: Foster, Anderson

Have account set up with K's Market, but they don't want to continue allowing us to charge, received bill for \$251.51. Waiting for copies of receipts.

Reissued several invoices & fielded many questions

3. Expenses to be paid:

April 2011	account	sub category	Dues	SA	Paid	
Verizon wireless	Admin	Telephone	46.32		auto	cell
Consumers Energy	Admin	Utilities	23.00		auto	9905 Jason
Consumers Energy	Admin	Utilities	30.00		auto	9525 Buckingham
Vogl/Meder	Admin	Accounting	285.00			accounting
		Sanitary				rental thru 3/11 South
Jons R Us	Parks	Service	80.00			Launch
Ingham Intermediate						
School District	Parks	Materials	75.68			tractor maintenance
Scott Westenberg	Parks	Materials	39.73			tractor supplies
			\$579.73	\$0.00		

Motion to pay bills report: Scott W Second: Renee passed
 Motion to accept report: Renee Second: Scott W passed

IV. Committee Reports

A. Water Quality

RENEE GUTZMAN

Samples taken 4/19 and May 3rd at 3 ppb with goal of keeping above 2 ppb. Weed survey found curly leaf about 1 foot below water surface. No seeds/turions found on curly leaf and Asian milfoil affected. Next lake treatment will be about the first week June. John M. is coming to look at erosion from stream into lake. Interest in putting the weed harvester into lake with Tim's assistance.

Motion to accept report: Scott W Second: Meg passed

B. Building

AL BURNIE

As of May 16, 2011 I am now on afternoon shift at work. Clint give the report.

May 16th – Drove by Ron Rockwell's house to check on temporary garage. Mrs. Rockwell was at the April meeting and said it would be down in 3-4 weeks and received an email from Ron on April 13th stating the same. As of today the garage is still up and no indication of any work started. I have not received a shed permit application yet from their son who will be taking the 2nd shed. 2 Two building apps were dropped in my mailbox May16th and Ron Rockwell delivered site plans at meeting. Al will take care of for next month's meeting.

A few days after the last meeting, I again stopped at the home of Annette Fields 6659 Hollister Rd. about the tent shed. This has now been going on since February. She snapped at me telling me they would take it down when they had time and that they would call me when they needed a shed permit. She latter called my cell to apologize for her tone and said they would take it down. As of

May 16th it is still up. Give her a deadline of 30-60 days to act in writing then are able to follow up.

Talked to John Schauer and gave him another concrete person to check with.

Have not heard a word from Marianne Bechtol about her fence. I sent her and Clint a follow-up email on May 15th. Marianne emailed back that she has taken the front yard fence down and will put one up that is compliant with standards.

Stopped and talked to Mr. & Mrs. Konieczny, 6680 Westview Dr., Westchester Hills #161. They are putting an addition on the back of the house and asking for a variance for an attached garage on the side. Their home sits on a small lot and does not have a garage. The original builder of the house would have had to get a variance from the board in order to build without an attached garage. The reason for a variance is because, in order to meet deed restriction #2, they need a 20 x 20 attached garage. The only way to get the garage on the lot requires a side lot setback variance of 6 feet.. Homeowners have letters of support from both abutting lot owners and 2 nearest across the street owners as required in LVPOA deed restriction #3B. I have personally looked at their plans and believe there is no way to add this garage without a variance. By adding the garage it now puts the home in compliance with the deed restrictions. If granted a variance, AI will forward on to Clinton County Building. Building committee recommends approval of this variance request and asks board approval as required by deed restriction #3F.

Motion from AI to approve building plan and variance as submitted. Mike seconded. Approved

AI receive a building application and site plan from Mary McDougal, 6771 Hollister Rd., Lot 122. She wants to add a 4 seasons room on the back of her house. No variance needed. He tentatively approved and asks board approval.

Motion from AI to approve as submitted. Mike seconded and action was approved.

Motion to accept report: Scott W Second: Jim passed

- C. Fish SCOTT DANEK
Fish delivered in Saturday May 14, 2011 and planted 480 bass, 300 sunfish, and 780 small perch. The company honored no delivery charge for error last fall.

Reminder of boater safety June 1 and 2.

Motion to accept report: Scott W Second: Renee passed

- D. Outreach CLINT HAWKS
Treasure sales this weekend with 15 identified to participate. Ads placed in independent papers last week and in Argus and Journal this week.

Mosquito spraying today and 2nd and 4th Tuesdays will be out to spray.

Laingsburg Farmers market now on Wednesday evening at park 4-8 p.m.

Requesting assistance for flags set up in town for Memorial Day weekend or homecoming week mid-September on a Wednesday or Thursday.

Motion to accept report: Renee Second: Scott D passed

- E. Parks & Maintenance SCOTT W
Swingset at Victoria Shore park damaged. Ed Chrenka reinforced with new wood. Park not really usable now until drain work is done.

Docks and buoys

Damaged sections from north launch are repaired and north dock is in. South dock and buoys should be installed this week with good weather.

Parks/Islands

Complaint by a member about lock repaired at south launch. I tried several times with no problems.

Mowing started this week. Will maintain schedule from last year plus doing the dam once a month or twice a month depending on the season. Path on dam will be maintained as needed.

Status of porta-jons. Switched out on south facility will check status with vendor. New locks installed on parks and paths. Keys given to member workers and Green Planet.

New cables will need to be installed on posts at Weed Harvester Park and other Victoria Shore park once work is completed. Plan to contact Tim Arnst to complete for us and repair/replace loose posts at Weed Harvester park.

Account with Citgo for gas. Talked with owners, Dave and Laurie, about account. Can we use a credit card for payment? We will investigate setting up account only 9 gas purchases over two years.

Motion to accept report: Scott D Second: Jim passed

- F. Roads & Ditches JIM ELKINS
Roads Projects:

The widening of the cul-de-sacs on Imperial Court and Peninsula Way has been completed. Road crews will be in the neighborhood between now and June 6th preparing driveways for the next step of the project.

Weather permitting, Clinton County Road Commission (CCRC) expects to be out on June 6th to complete the base stabilization process. The road crew will be stabilizing the road 6-12 inches beyond the current footprint. They do not want residents worrying about the location of their mailboxes and road crews will move any if necessary. If you have anything such as sprinkler heads that are in the

right of way you will want to move them or at a minimum mark them. They will not change the path of the road to accommodate for anything in the right of way. The road will be accessible during the base stabilization process but residents will need to be understanding that there will be travel delays. Once the base stabilization process is finished, they will set the date for paving the road.

CCRC must wait at least 5 days to begin paving to allow the stabilization to cure. Depending on weather and other paving projects on the schedule, paving is expected to take place between one and three weeks after the base stabilization work. The paving process will typically close the road from 8am to 8pm. Signs will be put up ahead of time to warn every one of the road closure.

Residents can contact Shaundel at 517-599-2849 if they would like to try to schedule work on their driveways to be completed by Reith-Riley (paving contractor) during the road paving process.

Drains/Ditches:

The contractor that worked on the dipping out of the channel between Westgate Drive and Buckingham Circle will need to come back (likely this week) to finish off the leveling of the spoils and seed the disturbed area.

With cooperative weather, all other projects are expected to be finished up this week or early next week including grading and seeding. The exception to this will be the low area on Branch 13 between Jason Rd. and the park which may take a little longer to dry out. The area on Branch 13 is considered a protected wetland and as such DEQ would not allow the installed drain to completely dry the area as it would impact the wetland. The intent of the drain is to pull off as much water as possible that ponds on the surface and reduce both the extent and duration of the ponding that has occurred in the past. It may take a year or so for the area to respond to the installed drain such that the full effect is realized.

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

G. Dam

MIKE WALL

Record of Activities for the Main Dam (MD), Closure 1 Dam (C1D), and Closure 2 Dam (C2D).

- a. The approximate water level on 4/19/2011 is 791'11".
1. Main Dam
 - a. April 26, 2011. After discussing the lake level with previous dam operators and the LVPOA Board the dam operator made the decision to open the main dam's manual gate. The lake level on 4/26/2011 was 792'5". The manual gate will be closed when the lake level reaches approximately 792'0".
 - b. April 27, 2011. The lake level had not gone down as of 11:00 am. The manual gate was left open.

2. Closure Dam 1
 - a. May 1, 2011. The lake level had gone down to 792'1". The dam operator closed the manual gate at that time.
 - b. May 8, 2011. The lake level had gone down to 792'0". There was no unusual activity reported at this time.
 - c. May 16, 2011. As a result of heavy rains over the weekend and a forecast for additional rain during the week the manual gate was opened approximately 6 inches. The lake level had risen to 792'5".
3. Closure Dam 1
 - a. No unusual or abnormal conditions were reported.
4. Closure Dam 2
 - a. No unusual or abnormal conditions were reported.

Motion to accept report: Scott W Second: Jim passed

H. Rules & Regulations SCOTT DANEK
Clint is meeting with Pete Preston to discuss zoning violation next week to notified folks with unpaid dues that privileges are suspended until dues are paid.
Mike moved and Meg second. Passed.

V. Old Business none

VI. New Business – Ron Rockwell offered to move harvester if need help during the week.

VII. Next meeting date – June 17, 2011

VIII. Adjournment

Motion to adjourn: Mike Second: Scott D. passed
Adjournment 8:05 p.m.