

Regular Meeting of the Five Lakes Association Board of Directors  
May 9, 2011

A regular meeting of the Board of Directors of the Five Lakes Association was held at the Farwell Middle School Library/Media Center, 500 E. Ohio Street, Farwell, MI on May 9, 2011. The meeting was called to order by President Dave Southworth at 6:00 p.m. The Pledge of Allegiance was recited.

Roll call was taken:

**Board members present:** President Dave Southworth, Vice-President Cory Gingery, Treasurer Steve Cohoon, Secretary Chris Butche and Area Representatives, Dick Haynack, Bob Jeffords, Tim O'Neal and Ralph Greenfield.

**Board members absent:** None

**Association members present:** Rich Henk, Don Dysinger, Karen Wittich, Len Wittich, Pam Cohoon, Peggy Connelly, and Tom Meskill.

**Minutes:** October minutes were distributed to all Board members, no corrections/changes – Dick Haynack motioned and Dave Peterson seconded to approve the October minutes – motion passes 9 Yes, 0 No. The April 11<sup>th</sup> minutes were also distributed to all Board members, no corrections/changes – Tim O'Neal motioned and Dick Haynack seconded to approve the April 11<sup>th</sup> minutes – motion passed 9 Yes, 0 No.

**Treasurer's Report:** Treasurer Cohoon distributed the Treasurers report, he is now approved for all Treasurer financial duties. He stated the Association, being a non-profit making less than \$25,000, must file a Form 990 at a cost of \$25.00 by the 15<sup>th</sup> of May. Steve moved to approve the filing of the 990 Form, Tim O'Neal seconded and the motion passes – 9 Yes, 0 No. Steve stated the dues invoices will be distributed this week. Chris asked if the questionnaire for e-mail distribution of the Newsletter will be included with the invoices, Steve confirmed they would and he also included the information in his Treasurer letter in the Newsletter. Dick Haynack motioned to approve the Treasurers report, Tim O'Neal seconded – Motion passed 9 Yes, 0 No.

**Committee Reports:**

**Tim O'Neal (Weed Control, Landscape Maintenance and Dam Management):**

- **Landscaping:** Tim reviewed the quote from Tim Richmond for 2011 landscaping, the cost increased by \$100.00. Tim motioned and Corey seconded approving Tim Richmond for this year's lawn maintenance – Motion carried 9 Yes, 0 No.
- **Lake Treatment:** Tim reviewed a proposal for spot treatment of the lake. He stated we need to consider leaving some areas of the lake untreated to support weed growth, thereby improving the fish and aquatic habitat. Dick Haynack also suggested an additional area be included in Tim's proposal (#13- 9 on the grid, attached). Group discussion supported the decision to spot treat the lake, agreeing last year weeds were almost non-existent. Ralph Greenfield confirmed he will take the photo of the loons off the nest and submit to Tim supporting the early treatment of the lake. President Southworth noted he spoke with a fisherman on the lake this week, in 2.5 days he caught 145 largemouth bass and 15 pike in the west bay (all released) – a good sign for our lake. Corey Gingery reiterated some complaints from fisherman on the lake – too small & not enough, in support of leaving weeds in the lake. He suggested leaving weeds in areas adjacent to the drop off areas of the

lake. President Southworth asked Tim to finalize the recommendation for the untreated areas in the lake for final discussion at the June meeting, including the use of GPS to determine untreated areas. Steve Cohoon commented there could be some Association members who will be unsupportive of the treatment plan but, the Board must balance the environment of the lake for fish (fishermen) and boaters. Tim noted the plan does support that balance based on historic boat traffic. Corey and Ralph will support Tim in the recommendation and meetings with Savin Lake Services.

### **Area Reports:**

**Dave Peterson:** No news to report relative to the area although Dave is resigning effective immediately from the Board, he has accepted a job downstate. The board reluctantly accepted his resignation.

**Bob Jeffords:** Presented a request by Arend and Nancy Smith to build a shed. The request violates the Convents requirements of building 6 feet from the property line, the requested location is only 3 feet. Dick Haynack stated, per the building inspector, a movable structure (no foundation), doesn't have to be 6 feet but Bob stated the size of the shed suggests it is permanent – our Convents do not distinguish between permanent and temporary building. There was significant group discussion including getting neighbor input, state codes of 4 feet, and temporary vs. permanent structures. Post discussion, the Board did not support the building request.

**Dick Haynack:** Seeing a lot of residents returning to the lake.

**Ralph Greenfield:** New residents Scott and Lisa Harper and Mick and Paula Cort asked about the status of the 5 year plan mentioned in the Spring Newsletter Presidents letter. Steve stated there has been no action. Ralph read specific excerpts from the Newsletter regarding the open Association member meeting in April – June, intended to develop a 5 year plan. Dave Southworth mentioned our Action items are pieces of the 5 year plan – taxes, grant money – and we are in process of gathering data to develop or determine if a 5 year plan is feasible. Dave asked for the names of the residents so he can contact them directly.

**Tim O'Neal:** Nothing to report.

### **Action Items:**

**Court papers and door to door dues collection:** Dick Haynack stated it isn't a good idea to go door to door to solicit dues. Steve stated a few residents will be contacted directly, other are going through foreclosure where dues will be the responsibility of the bank – he is currently evaluating next steps.

**Lake Board participation:** Linda Verardi has sent an e-mail stating it doesn't make sense for a lake our size to be part of a Lake Board. She will follow up with a Pro/Con list.

**East Bay Silt Trap:** Corey reported he must talk to Cotter this week to develop the project proposal and budget.

**Beach Buoys:** Corey stated the Buoys are broken and must be replaced. Corey will follow up with Johnson Elevator. Ralph Greenfield noted the Loon Buoys are out.

**Beach Cleanup:** Set clean up day for Saturday, May 21<sup>st</sup> @ 10:00am – Sunday will be rain out day. Chris will set signs up at Association entrances and get posted on Web Site.

### **New Business:**

1. **Association dues increases:** Dave Southworth presented the revised Dues increase letter and asked for comments/corrections. Steve Cohoon suggested to clarify the voting will take place at the Annual Meeting. Dave Peterson called for a roll call vote of the Board

supporting the dues increase proposal. Chris read the roll call for Board members – 9 Yes, 0 No – approved.

2. **Annual 5 lakes Garage Sale:** The sale will be the 3<sup>rd</sup> weekend in July, Thursday through Saturday. Last year this conflicted with the Clare city sales but, will not this year. Corey questioned previous years funding of advertising for the sale – a donation of a \$1.00 for all those participating in the sale. Don Dysinger stated this donation was collected by the person in charge of the Garage Sale. Dave Southworth said there is currently no one managing the Sale, he will find someone to spear head the sale.
3. **Delinquent dues and court actions:** Steve Cohoon is currently executing this process.
4. **Student to complete a fish population survey:** Dave restated his earlier comments about the fisherman on the lake catching bass and pike and asked if there is any interest in having a student do a fish survey. Corey stated we must get approval from the fisheries office and ask if they would assess and react to the student survey. Dave asked and Tim will follow up with Tim Richmond to see if he would be interested in executing the survey.
5. **Picnic Area:** Held to June meeting.
6. **Drive Safe Signs:** Dave presented a drive safely sign he had seen in Florida. Dick Haynack stated the homeowners would have to put the signs in their yards; it is prohibited from putting them on the roadway. Ralph Greenfield suggested the advertisement for these signs be reviewed at the Annual meeting and homeowners interested in purchasing, could. Chris will also put a note in the newsletter and website reminding all of the 25mph speed limit around the lake. Dick also suggested the Association purchasing three signs for the 5 Lakes entrances. Steve Cohoon noted the signs will probably not stop the speed limit violators from speeding, the Sherriff catching the offenders would be the best method of improvement. Dave Southfield stated he would bring copies of the speed limit sign advertisements to the Annual meeting. Pam Cohoon noted it is against the Covents to have signs on homeowner's properties, without Board approval. Bob Jeffords suggested the Board pre-approve the use of these signs, Peggy Connely stated the Board had done that in the past with temporary signs (elections). Karen Wittich noted the Covents would have to be changed to allow permanent signs in homeowner's lawns. Based on the discussion, the safety signs topic will be tabled.

#### **Audience Comments:**

Karen Wittich commented on the discussion of the shed construction. She provided some personal experience regarding the 6 ft. rule, she noted this area is access which may be required for, in her case, a well. She also cautioned the Board on approving "temporary" sheds violating the 6 ft. requirement because it could be difficult to enforce moving the shed if an adjacent homeowner would have concerns.

Don Dysinger suggested the Board have data, at the Annual meeting, to substantiate the proposed dues increase (ie: increased quotes for services and what will be done with the increased dollars). Dave Southworth pointed out the proposed dues increases would not be effective for another year which could cause budget issues this coming year. Dysinger stated last time the dues were increased, the budget would be in the red, utilizing next year's money to pay for lake treatment, this fact allowed the approval for the last dues increase. Peggy Connely stated there is data to substantiate the dues increase – ex. Silt Trap. She also asked if other pay structures were considered prior to generic due proposal – ex. Back lot different rate than Lake Front. The group stated this would be against Association By-Laws. Dysinger also stated it is the Associations sole purpose is to maintain the By-Laws, not spray the lake. Rich Henk suggested Savin could, based on past contracts, provide a projected budget which could help homeowners understanding of increased Association costs. Peggy Connely also stated the proposed change in lake treatment

(untreated areas) could raise questions about the need to increase dues, the group explained this would be a miniscule budget impact. Ralph Greenfield asked again, what the dues are on other lakes. But, the group noted the other lake budget may be different than our budget and supported getting additional data to show Five Lakes expected costs increases. Rich Henk asked if the area in front of the Kapplinger road residents is sprayed. Tim stated the majority of those residents are on the drop off area and he hasn't seen Savin treat those areas. Karen noted some of the Kapplinger road residents pay dues.

Len and Karen Wittich have put together two books on the silt trap: one on new trap – costs, permits and letters, estimates/actual and remaining work to complete. Len will get with Larry Lang regarding grading and graveling this trap with the remaining \$1400 budget. Book two is for Corey with information regarding the old permit (Jeffries), estimate for current Silt Trap – dredging and soil erosion permits/applications. Len stated the Silt trap project came in at \$106.00 under budget, the Board thanked them for their project work and status documentation. Bob Jeffords asked if we are required to put up a gate, Len said a gate has been purchased and Larry Lang will install. Karen asked for approval to move forward with the completion of the project (budgeted). Steve Cohoon moved to approve, Dick Haynack seconded – Motion carried 9 Yes, 0 No. Peggy Connely asked to assure the picnic area silt trap tube is properly placed not allowing the silt to go into the lake. Corey will assure this issue is communicated to the contractor.

Pam Cohoon reinforced getting data on the increased dues proposal, presenting it to the homeowners and letting the decision fall on the homeowners.

Karen Wittich reminded all the Board and Committee members to bring updated budget information and projections to the June meeting allowing Steve to make the adjustments in preparation for the Annual meeting.

Karen asked Dysinger about previous Board budgets. She also asked, based on Sanford lake dam issues, if it would be prudent to have a line item in the budget for potential dam repair. Don stated in order to do this, you have to file with the Federal Government and have all dollars earmarked, group agreement the dam repair line item is not a good idea.

Dick Haynack asked if Tim Richmond would paint the sign at the picnic area, it needs improvement. Tim O'Neal will ask Tim if he would be willing to do it, with additional dollars if necessary.

Dick Haynack asked to maintain the Board meetings on the designated dates, there have been several changes over the last few months. All of our schedules are planned for the Monday meetings and we need to abide by scheduled dates.

Chris needs Newsletter articles by the May 15<sup>th</sup> to have the Newsletter distributed in time for the proposed dues information to be presented for the Annual meeting.

Dave Southworth asked Don Dysinger if previous Boards had candidates and positions up for vote communicated in the Newsletter or just distributed at the meeting. Don said they would get them in the Newsletter – Dave will supply that information to Chris.

Group discussion followed regarding interest in the open board positions and status of homes for sale or foreclosure or sold on the lake. Peggy informed us of Bud Jenkins passing. Chris asked all in attendance to please notify her when we have new residents in order to update the

Tim asked for guidance on the process to pay Tim Richmond. Last year we paid in three installments, which worked well, should continue with that method. Regarding sign painting at the picnic area, Corey can supply materials, just have him quote labor.

**Adjournment:**

President Southworth asked for a motion to adjourn, Dick Haynack motioned and Tim O'Neal seconded. Motion passed – meeting adjourned at 7:40pm.

Submitted by

Chris Butche, Secretary