

MEETING MINUTES

1. DATE:

October 14, 2024

2 3. TIME:

6:00 PM

4. IN ATTENDANCE

Paul Campbell, Loretta Wischmeyer, Bob Elmore, Candy Catlin, John Wischmeyer, Sandy Heaven, Cory Gingery, Donna Kapplinger, Holly Hayes

5 6. APPROVAL OF MINUTES

Minutes reviewed

Bob motioned for approval of the Sept. meeting minutes/ Holly second/all approved.

Starting with Sept 2024 meeting minutes, a group email will be sent out to all board members for approval. Also meeting minutes will be sent to Mike Sparrow to add to Web site.

7. APPROVAL OF THE AGENDA

OLD BUSINESS

Covenants

West / North Bay Silt Trap

Web site

NEW TOPICS

Need board Secretary

Continuance of Covenants Update,

Adding Addendum to Covenants

Continuance of West Silt Trap cleaning progress.

8 9. APPROVAL OF TRASURER REPORT

Loretta went over the treasury report.

Bob motioned for approval of the treasury report/ Holly second/all approved.

Leaves/Fall Foliage

Bob motioned for approval of meeting agenda/ Holly second/all approved.

10. AGENDA ITEMS

West bay silt pond

-**Paul** went over Schlitz Pond contract- Contract was written for \$16510.00/ HOA paid total of \$16311.00.

Need to question the time charged for project: (2 days charged vs 1 day)

-**Holly** received the picture of the West Silt Pond to send to EGLE. Will contact Paul to get any copies of past approved permits for that area,

-**Holly will be contact person** with Ellie at EGLE for future communication and will provide requested information to EGLE once provided to her.

-**Holly** has received the Schlitz Pond and will contact them regarding billing hours.

-**Cory**- mentioned that if HOA members see people dumping leaves into the lake to contact EGLE.

-**HOA secretary**- The board still has the secretary position open after the board election.

-Sandy presented information from the HOA lawyer regarding Continuance of Covenants and By-Laws.

* There will be uniform continuance on any covenant changes.

* Upon completion of the covenants and by-laws changes, all lot owners will get to vote on the changes,

*Covenants indicate 51% needed for ruling/changes to be updated/By-Laws indicated 2 votes per lot.

*HOA lawyer indicated we needed to follow the covenants and suggested we update the by-laws so both covenants and by-law complement each other.

*Will inquire about updating the property fencing/ new buildings to meet all building codes/business out of resident's property covenants.

* Sandy will continue to work with the lawyer to get an understanding and the correct wording for covenant changes.

* If we receive acceptable working for all covenant changes, will hold a special meeting and announce to all HOA members.

-Picnic area clean-up

HOA entrance signs areas need updating / and adding of split rail fence /and removal of chain link fence has been tabled until April 2025.

-Loretta – informed us that the HOA neighborhood directories will be delivered to her around 10 October 2024.

-Website Maintenance

Will be including Mike Sparrow in the monthly meeting minutes email.

11.

12. NEXT MEETING

April 14, 2025

Motion to Adjourn was made and was passed unanimously.