

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTEES MEETING

April 19, 2025

Rick Sinclair opened the meeting with the Pledge of Allegiance.

ROLL CALL: Rick Sinclair (present); Frank Barretta (present); George Buhler (present - zoom); Jaime Ibarra (present); Brent Gilbert (present); Greg Quigley (present); Susan Kiwak (present). There is a quorum.

A motion was made to approve Frank Barretta to approve the minutes of the March 15, 2025, Board of Trustees meeting. Greg Quigley seconded the motion, and it was unanimously carried.

Treasurer's Report Frank Barretta presented the treasurer's report stating we had a total income of \$7,601,62 and total expenses of \$7,464.78. Ending with a surplus of \$136.84. Total liquid assets at \$156,623.85. The total of CDs from general savings, dam & spillway are \$346,794.21. Frank then explained the 2025-2026 budget proposal and the adjustments made to keep the dues at \$220. Per lot. Frank discussed the changes in various expense categories and why he felt these were necessary. The total proposed budget for 2025-2026 is \$288,900. Frank then went on to state that legal fees for 2023-2024 were \$9,936.52 and for the budget year 2024-2025 the fees thus far are \$4,351.59.

Old Business:

New Business: Rick Sinclair got a preliminary quote for new air conditioning in the club house which would cost approximately \$30,000. For 5 mini-splits. This does not include any possible electrical upgrades that might be necessary. This would have to go to a vote of the membership before any decision could be made, or money spent. The board feels we only have 2 hot months, and we do not overpopulate the clubhouse. This is too big of an expense for the lack of use. Sue Kiwak told the members she had received 3 quotes for new curtains for the pavilion, with prices ranging from \$12,000 to \$40,000. The big question is, are the curtains & this expense necessary if the curtains are only used for a few events each year. Penny from the Thread Expert did quote us the best price. Joan Bischoff questioned the use of boats at Sommer Dorf if they are titled to owner of cottage at Sommer Dorf. Our by-laws say the free holder is the owner of a cabin. If someone wants to rent for sixty days that is not a short-term rental and the renter's boat could then be parked at Sommer Dorf. LOSRA must see a signed contract for the sixty-day rental, and they will not be able to sublet. The board discussed the possibility of changing rule #3, fisherman rules during no wake hours. One of our fishermen wanted to know if he could travel in a non-counterclockwise way during no wake hours. The sheriff was present and stated that State law MCL 324.80149 mandates counterclockwise navigation on the water. The board decided due to state law that it would not change rule #3.

Committee Reports:

- **Lake Coordinator/Maintenance** - Gary Christenson stated that a 3-year contract was signed for weed control.

- **Dam & Spillway** - Brent Gilbert stated that the water is currently 6" above the board. Peterson Creek pond was overflowing and 1" more and the water would have come over the road, the drain must be kept clean. The Operation Maintenance Manual for emergency operation plans must be updated. Brent will get some bids to tile the wet spots by the dam which might need some excavation. Dan Hunter asked where water would exit if we had an emergency? Where are the lowest points on the lake if the dam were to fail? Brent will investigate a tree in the water at Erie Park to determine what action is needed.
- **Fish Committee** - Jaime Ibarra stated that the minnow plant will be in May. The fish committee will decide what to plant in the fall according to what is available. They have planted perch for the past three years.
- **Parks Committee** - Chris Craib - stated the parks are starting to be cleaned up and they will soon be getting all the limbs that are down.
- **Men's Committee** -
- **Activities Committee** - Cathy stated there are many new things happening. Sugar Springs offers water aerobics at a cost of \$5. /Visit. Wednesday evenings are game night, board games and euchre. The sale of breakfast burritos is planned for May 25th. The boater safety class is free and is being offered on Saturday, May 24th. The ladies' luncheon is June 14th. The golf cart parade for Memorial Day weekend needs an organizer. The kids fishing derby is in progress with Jay Balog and Rich and Sue Kiwak organizing the event and working on donations. A Summer craft show is July 12th, and the Summer Poker Run is planned for July 19th. Fun Day is planned for Saturday, August 30th.
- **Health & Safety** - All AED checks are good and there has been no vandalism. Five of the units need new batteries and pads in August.
A Motion was made by Frank Barretta to approve \$1700. For AED batteries and pads. Brent Gilbert seconded the motion, and it was carried unanimously.
- **Docks Committee**- Chris stated there are eight more docks to be put in the water, they also have all the supplies to do any repairs.

Member Comments:

- Mary Shark is wanting to donate a larger flag for the front of lake. The board will measure and accept the donation.
- Brent Gilbert suggests selling 3 parks that are not used, Squirrel, Erie, and Huron. We must contact the county first and see how the parks are zoned for tax purposes. A vote of membership is also required.
- The board will include time at the May meeting for all candidates for trustee to introduce themselves and answer any questions from members.
- Rick Adamski proposed that we have a long-term increase in dues for the Dam & Spillway.
- Rick Sinclair's new email address is: sinclairrh@charter.net

Frank Barretta made a motion to adjourn the meeting. Jaime Ibarra seconded the motion, and it was carried unanimously.

Respectfully Submitted,

Susan Kiwak