

LAKE OGEMAW SUMMER RESORT ASSOCIATION

BOARD OF TRUSTEES MEETING

March 15, 2025

Rick Sinclair opened the meeting with the Pledge of Allegiance.

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

A motion was made by Rick Sinclair to approve the minutes of October 19, 2024, Board of Trustees meeting. Brent Gilbert seconded the motion, and it was unanimously carried.

Treasurer's Report: Frank Barretta presented the treasurer's report for February 2025, which showed a deficit of \$4,965.15. Total assets were \$161,962.78 but after deducting the dam and spillway assessment, the liquid assets were \$161,855.03. Frank also mentioned that they did not have any dock income or dock rental expenses for the month. George Buhler expressed concern about the thin margin of 1% on the total budget, but Frank reassured him that they had a surplus of \$1,300. At the end of the previous year. Frank also mentioned that they would be presenting the 2025-2026 budget at the Town Hall meeting in April 2025.

OLD BUSINESS:

- The board discussed the outcomes of the referendum and the implications of short-term rentals. The board debated the interpretation of the referendum's results, specifically the language in points 3 & 4. The discussion also touched on the need for inclusive dialogue with all association members regarding alternative approaches to short-term rentals, emphasizing the importance of respecting property rights while addressing any concerns related to short-term rentals. The board also discussed the process of collecting overdue membership dues and placing liens on properties. Frank explained the current procedure, which involves sending letters and placing liens before turning accounts over to an attorney. George suggests improving the process by turning accounts over to the attorney sooner and following a standardized approach. At the present time Kristi gathers all the necessary information and files any number of liens with the county at a cost of \$30.00. If she forwards the necessary information to the attorney to file, the liens it then costs the association \$350. /Hour. The board agreed to table the discussion for further review later when more members can be present. Frank stated that the amount of overdue dues has been reduced from \$63,000 to \$38,000 through our collection efforts. Frank made a motion to table for further discussion of the process used for collecting past due membership dues. George seconded the motion, and it was carried unanimously.
- The board also discussed the interpretation of a legal document, specifically focusing on the language regarding engaging an attorney. They clarified the referendum does not prohibit addressing an attorney to interpret the language, but it restricts proposing or enacting a bylaw banning short-term rentals. They also discussed the weight of the document, with Rick Sinclair emphasizing that the membership's vote on it holds significant weight.
- Pitting causes identified using the scientific approach which was found to be related to the use of chelated copper and copper sulfate within a two-week period. The interaction between these two

chemicals was not previously considered by the EPA or DNR, and further laboratory tests are needed to understand the issue.

- Frank made a motion to enter into a three-year contract with Solitude for lake maintenance. Rick seconded the motion, and it was carried unanimously.
- Gary will notify Dave Brown that the 3-year contract for lake maintenance is approved.

NEW BUSINESS:

- Sue Kiwak is in the process of getting quotes for replacing the curtains at the pavilion and will present to the board once she has 3 quotes.
- The possibility of installing air conditioning in the clubhouse was discussed. Rick Sinclair will get estimates and consider the use of mini-splits. Chris Craib will assist Rick in this endeavor and look at possibilities of remodeling/updating the clubhouse.
- The need for a lake survey was discussed, as the last one was done in 2017.
- Rick will be getting together with Brian Gilbert to modify and renegotiate the marine patrol contract.

Committee Reports:

- **Lake Coordinator/Maintenance** - Gary will see if the price for Solitude's Lake maintenance can be adjusted before signing the contract.
- **Dam & Spillway:** Brent has discussed the maintenance of the spillway and the need to tile a wet spot near the road. It is of utmost importance to keep the spillway in perfect condition.
- **Fish Committee** -
- **Parks Committee** -
- **Health & Safety:** Cathy Adamski is working on getting better prices for AED batteries and electrodes. She will then submit a formal request to the board.
- **Activities Committee** - Cathy Adamski stated the Kids' Fishing Derby will take place on Saturday, June 7th and the Ladies Luncheon is scheduled for Saturday, June 14th.
- **Men's Committee** - Rick Sinclair wants to discuss with the board how to revitalize or restructure the men's committee.
- **Docks Committee:** Chris Lanzon provided an update on the docks committee and discussed the need to replace two docks and to purchase safety items for existing docks. The committee plans to replace the handicap dock in South Park and extend another dock, with a total budget of around \$5,600 for a 24-foot by 4-foot floating dock. The board is considering whether to install stationary or floating docks, with floating docks costing about \$1,000 more. George Buhler and Pete Wargo shared their positive experiences with floating docks. Chris Lanzon will get formal quotes for floating and stationary docks, including pricing for wider and higher float options.
- George made a motion to approve \$850 worth of safety equipment for the docks. Rick seconded the motion, and it was carried unanimously.

Brent Gilbert made a motion to adjourn the meeting. Rick Sinclair seconded the motion and it was carried unanimously.

Respectfully Submitted,

Susan Kiwak