

Eight Point Lake Property Owners' Corporation
Spring Membership Meeting
May 25, 2024 9:00 AM
Clubhouse 11020 Rock Rd

Executive Committee: Karla Hayden/ Chair, Kelly Rau/Vice Chair, Cindy Tank/Treasurer, Ralph Stewart/Assistant Treasurer, Deanna Scott/Secretary

Board Members present: Lisa Eurick, Janet Terrell, Roy Musgrove, Kim Monahan, Denise Cotter, Dee Hicks, Holly Paul, Todd Walters, Dick Pennoni, Mike Geary, Jodi Totte, Dave Gillison

Meeting called to Order by Karla H at 9am

Pledge of Allegiance/ 30 seconds of silent prayer

Summary of Winter events: Karla, busy winter, we heard the membership and have been busy working to make the bylaws and Policy & Procedures reflect corporation rules. New board members introduced. In April, Georgene Barnard and Denise Henris resigned, both from North Shore. Via email the board voted to appoint Holly Paul and Denise Cotter to complete their terms. Directory's outside, please pick up after meeting.

Upcoming 2024 summer events: Karla H. – July 6th are all 4th of July events -5K run/walk, forms will be out soon on website, FB & email, gold cart parade, flares (at the Boat Dr for purchase) Summer events of Movie, fireworks (Labor day), concert, promoted through FB & website.

Fall 2023 minutes: Approval request by Deanna S. Request to put minutes on website, Jeanie working on it. Motion made to approve as written by Lisa, seconded by Cindy, all ayes, motion carried.

Treasurers Report: Cindy T. – Emailed on April 30th the financial report, call for questions, none. Update as of Thursday was passed around which included deposits from directory sales & donations. Updated funds report for all individual funds to go to each chair. Quickbooks gives us more information in each fund and more detail overall. Motion to approve as written by Dick P., seconded by David Bernier. All Ayes, motion carried.

Michigan Riparian published a column by attorney article regarding "2 Ticking Time Bombs" Act is attempting to extinguish property rights, mineral rights, they have extended deadlines to have to file by September 29th to keep rights.

Property taxes, if deeded to family member no rise, if you have multiple family members or LLC or trust the property taxes are uncapped. Articles to reference. Dave – can do a title search on property to see if there are any restrictions, costs a few hundred dollars but you still have to file to keep rights. Can also look up senate bill 721 & put info on website.

Membership Summary: Ralph S.- working on membership renewals since 1st of April, emailed membership charts, 342 currently, total money is more this year little over \$32,000, thank you all for your generosity. Membership stats, based on zones some are 100% members. See attached for detail.

Garfield Township updates: Dave Byl/Township supervisor – fire dept started program to replace equipment 3 years ago, increased millage 3 years ago, reducing each year, 5 year plan is now a 4 year plan doing well on purchasing equipment. Issues county wide with MMR response time, not making progress on working with MMR to change timeframes. Jeff Best/artist, TWP has 2 more sculptures on loan in Lake, would like more interest from 8 pt.

Gravel project – North shore, special assessment will be needed. Road commission will help with cost roughly ½ so we need to make up the balance, pay \$50,000 a year to brine dirt roads, trying to make changes. Lisa asked for talking points to talk with neighbours, this will be in the letter sent from twp.

Question of tornado siren? Karla has information that was brought to us by the Mishler's, will be discussed at board meeting. Call tax assessor, Tina, for help with LLC. Bills 425 & 423 on zoning, state has control not township, petitioned to change.

Nominations & Elections Committee: Rebecca S – will email Shore reps list, anyone can run, see attached. Can contact Rebecca, Dave or Mike if you want to run, prefer by Aug 1st but can have write in on day of vote. 6 people indicated on dues form they want to run, will reach out to them.

Changes to board over winter were made via email to shore reps then vote by board.

Membership has to be property owners, not renters, per bylaws.

Cards, Flowers, & Memorials: Richard L – we rely on membership to contact board to let us know if some is ill or has passed. Report sent with email, see attached. Can purchase brick for \$40 for a loved one. Spent much time over the winter to find more bricks to match as it is a discontinued brick. Map of bricks to ensure loved ones can be placed together.

Policy and Procedures update: Doug R – committee formed last fall to provide detail for the board to run the corporation. Policy's to ensure we are in compliance, financial especially. To aid in personnel transitions and increase transparency with membership. Used questionnaires & interviews with current chairs. This is not creating new policy, document what do we do currently & make available to all. Balance between P & P and by-laws, too much to put in one document, by-laws overarching and P & P the details. Has 16 different areas; Clubhouse, committees, communications, bereavement, contracts, donations/contributions, financials, lake directory, lake management, membership boundaries, meetings, updates to P & P, posting of minutes, records retention, safety, voting/elections, plus one additional document that describes all positions within the organization. Currently in committee, not review by board yet, hoping to get to board in a few weeks, will all have to be approved before put into use. Refers to proposed by-laws so cannot be put into place until after the vote in the fall or have to be revised before approved.

Currently on website – link to proposed lake directory P & P, current by-laws & proposed.

Bylaw's Proposal: Kelly R – was emailed to membership & placed on website. We want feedback from lake community, reach out to by-laws committee, talk to board, email the board, the sooner the better.

Important to run the corporation that we have a little more detail in by-laws. We referenced not for profit examples, input from members & committee.

Timeline for mailing to go out will be 10 days prior to membership meeting.

Went from 3 pages to 6, translation key will help to see that roughly 80% is the same just shuffled a bit.

Added needed P & P, board matters – voting spelled out, virtual meetings & voting, vacancies, election of shore reps, board meetings spelled out, defined executive committee has no added decisional authority, dissolution (needed if membership ever voted to move to tax exempt). Added ability to use other means to communicate rather than mail as it continues to be cost prohibitive & our current by-laws mandate that

we use US postal service. Moved Article XI detail to P & P and reworded. Added 4.8.1.3 Lake Directory will be delivered.

Question of if P & P will be put into place or if membership will be able to see/provide input. Still need to be determined how to present to membership, possibly the website.

Mariane stated that last years controversy, people are not quitters. Kelly added that all were included in committee meetings & working together to build bridges.

New Business –

Lake Days, looking for vendors & kid activities, Aug 24-25. possible parade on Sat morning.

Leaves in lake, 191 wheelbarrows full. If see anyone blowing into lake please ask them not to.

Clubhouse - Open dates for use of clubhouse over the summer, Contact Ron Rau's phone # in directory. Clubhouse renovation plan in fall, will start on restrooms, ADA accessible/handicap friendly, have had a few people offer to help. If have funds left over will refresh main room, floors & walls.

Todd – entertainment Aug 3rd, movie night 9pm Ghostbusters, sponsored Woods Fire truck before event (fund raiser). Aug 17th concert night, Real Deal Blues Band start at 6:30, food truck 5pm throughout concert. Kept cost down this year to build up entertainment fund. Evert car club Friday night of Labor Day weekend, looking for volunteers to help.

Bob – Marine safety watch, Thanks for all the donations. Signs who have Marine safety watch, please put your signs up. If there is an issue on lake, call Sheriff, with description of boat & MC number, we have no authority on the lake only to monitor & report to sheriff. 7 additional days on the lake will be paid for by 8 pt, 6-8 hrs on lake with a marine safety officer. Have requested to be on the water on fireworks day. Boaters safety certificates can be found online, needed if born before 1996. Need throwable on boat as well as a jacket for each person, fire extinguisher, horn or whistle, lighting that works.

Sherrif has sound meter, have to call them to come out.

Jet ski different rules, read up on line. Suggested that property owners inform family that come up about rules of boating.

Fish report – fish stocking fall will be walleye & croppie by corporation. Delivery will be bucket brigade. Fish contest starts today, Boat Dr will be handing the weigh in, runs to Labor day weekend.

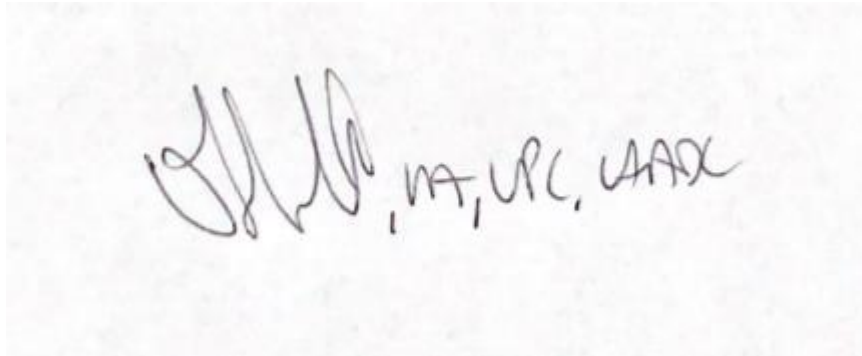
West Beach, small canal is filling in year after year, 26 homes affected plus fishing. Seek out cost & we can see what grants might be offered.

Lake level continues to being checked, 6 inches below top of damn by Cherry Beach.

Pick up directory's please

Motion made to adjourn by Janet T, seconded by Jodi T. All Ayes, motion carried.

Written & submitted by Deanna Scott



J. T., M., U.P.C., U.A.A.C.

DRAFT