

Four Lakes Association Rescheduled Board Meeting
October 26, 2016
South Lyon/Salem Library
South Lyon, MI

6:30 p.m.

MINUTES

1. Call to Order – 6:34 PM.
2. Pledge of Allegiance.
3. Roll Call of Board Members-establish quorum.
 - Board members present, quorum established.
 1. Mark Weiss
 2. Michelle Reinhold
 3. Alisa Budesheim
 4. Amy Hornby
 5. Marc Christensen-Absent
4. Approval of meeting minutes.
 - 9/14/16 minutes approved-unanimous.
5. President's Report: Mark Weiss
There is not much to report. There is nothing new besides what I have to discuss on the Agenda, so I will talk about it when we get to it.
6. Vice President's Report: Marc Christensen-Absent
 - No Report.
7. Secretary's Report: Alisa Budesheim
 - No Report.
8. Treasurer's Report: Michelle Reinhold
 - Not much activity from last meeting. There was a road grading and dust control. There is \$420.00. \$250.00 for Claude for beach maintenance and Alisa Budesheim had \$165.29. for postage, copies and beach party. The bank balance is correct. We had that other road grading for\$885.00 and we finally received a bill from Cathy Reisterer for \$201.85. I just sent out reminder e-mails to those who have not paid their dues. I made a mistake on Mickie's, she gave me copies of her statement, so I have to go back through a couple of things and find out where I am at. That's all I have for the Treasurer's report.
9. Committee Reports and Requests
 - Roads Committee
Amy Hornby-I spoke with Tom at Ann Arbor Asphalt I also spoke with Todd Munson at Livingston Co. Road Commission and he said that they would not be able to get out to

clean the ditches this year because it is not affecting the roads. He did suggest, as did Tom, that we should just replace the culverts if we are redoing the approaches because if the culverts fail, we would have to redo the approaches, so that would be an additional cost of pretty much the same amount we are paying now. Tom came back out and looked at the approach. He thought it was 40 feet but it is 60 feet, he didn't look at Gamewood. He said they are at least 40 feet. He quoted us a new total of \$14,880.00. So with that being said, it is a \$5,000.00 difference to have the culverts put in. We do need a permit because it is abutting Nine mile. It is a Right of way permit. Tom said the road would be closed down for about 30 minutes. He said it would be done by November 20, 2016. He is confident that they can get it done very quick. Time wise he thinks they will be out from around 12:00 to 12:30 p.m. We are hoping to shut it down while most people are at work.

- Boat Dock Committee
Randy Hornby- Not an entirely big update. We only had that one more time since the last meeting and we are basically just continuing to go over the ordinances. We are going to reduce the meeting occurrences. We are going to get it to once a month, not every two weeks like originally planned. There are a lot of ordinances for the boat dock, they are just vague and unclear, I think we can work with what is there, and modify it to make it a lot better. I think that is the bulk of what we are going to do. It just needs work.

10. Communication

- I received an e-mail regarding the butterfly garden which we will talk about and review when we get to unfinished business.
- I received an e-mail from Pat Mingling and Rob Cavill regarding areas on our road that needed mending. It was taken care of at the last road grading.
- I received a complaint from a member regarding the Boat Dock committee. Apparently, he did not receive an invite for the boat dock committee and he was a little upset. We had an e-mail address for him, but apparently he did not receive it. We have a new e-mail address and he has been invited to join the committee. We have not heard back from him.
- We received a complaint about another member driving a truck on the beach path. This too, has been handled.

11. Approval of the Agenda

- Motion-Mark Weiss Michelle second, Unanimous

12. Public Comment (AGENDA RELATED ITEMS ONLY)

- Mickey Gogglin- Mark, I just have a question, at the last meeting when you were talking to Randy, you said the boat owners, owned the docks. I never knew that... when did that change? I never knew that to be true. Mark Weiss, they own the dock, they paid for it. Mickey Gogglin... going back to the ordinance that we were talking about, we agreed and it was at an annual meeting, that for the luxury of parking on the dock, that

we would incur all of the expenses to maintain the dock... it was not that we owned the dock. Mark Weiss- the association cannot own the dock, if the association says it owns the dock, then the DEQ can come in and call us a Marina. Mickey Gogglin- That is only if we sell boat slips. Mark Weiss-No that is if we own the dock. Mickey Gogglin-I was the one who did the initial investigation... it is if you sold anything on the beach or the dock...but us volunteering Mark Weiss- about half a dozen years ago, the township wanted to enact an ordinance called "Keyhole" where a bunch of property owners owned a chunk, that our association was considered a key hole... so in light of that, we have always called the dock owners, dock owners, it is just a term we use for the people on the dock... it is just what we have always called them. now in reality, do the dock owners own the docks? I don't know. Mickey- Well, liability wise, if I was a current dock owner, I would be concerned liability wise, and if there is an accident. who is responsible, Mark- I don't know. Alisa- They would sue both of your insurance companies... the association and the dock owners. I believe it needs to be investigated further... with it constantly rotating... we have to look into the way Sokol does it... I guess this is for the Boat Dock committee. Make it a club or something, but you can't call it the boat dock owners. The association defiantly wants to limit their liability against anything that happens down there. We are not a police state and the board does not want anything to do with anything that happens to anyone's property down at that beach. That is their own personal liability, and that is why they carry insurance. But, in an injury case, the attorneys want to get the most money, so they just sue everyone, they throw it up against a wall to see what sticks. Mickey Gogglin-I am just saying because I am right there I see what goes on around the dock. Kids constantly pushing each other in and if they push one on to the boat, and it could not be the dock owner's child. Michelle Reinhold- There is a sign at the end of the beach path which limits the liability right there, but if its negligence that is one thing... but I mean we do limit our liability with the sign. Alisa- we are always going to try to limit the liability as much as we can. Randy Hornby-I have done some research and you are right about the marina and it becomes a marina when you sell the slip... but on the other hand, I believe it is good to leave it as ownership of the dock owners because the membership and the board does not deal with anything to pay for the maintenance of the dock and it leaves it right there. Alisa- No, I believe the board has to have some type of responsibility because if we knowingly have a decrepit dock attached to our beach, it opens us up to liability and as I have said before, what keeps anyone in the neighborhood from saying "hey, I am going to throw in a floating dock, or I am going to throw in my own dock, Nothing." Mark Weiss- This is where the boat dock committee comes in. Maybe have the boat dock committee form a club. Crystal Keller-If you look at the old minutes and documents, I think it's called "dockage owners" I believe auto owners insurance, insures the dock and I believe that the dock is owned by the association. Insurance that the dockage owners supply is just for their own boats and is not attached at all to the dock. I can't speak for the 10 dockage owners, but I think the boat owners would be horrified if they thought that they own it and that they are liable for it. The dock is also anchored to association property. That would be like saying the picnic table belongs to Claude. The association would not allow a private persons personal property on association property. So yes, this definitely needs some more work but we have called it dockage

owner in the past and as Mickey mentioned the association paid for the first part but you guys all later on in creating it in 94 or whatever that year was, you guys did more... (Briefly discussed riparian rights and the need for the Boat Dock committee to look into this further along with if in fact the board insurers the dock.)

13. Unfinished Business

- Mark Weiss states that he is still working on the website. He is having trouble finding time to get together with his son who is working two jobs and in college.
- Voting Procedure
Alisa Budesheim stated that she has not really looked into voting procedures as of yet and has basically “kicked it down the line for more important upcoming issues. Mark reiterated that he just wants to make sure it is all taken care of. Alisa stated that it would be.
- Butterfly Garden
Mark Weiss-Saw Crystal’s e-mail addressing concerns regarding placement of butterfly garden. The board still has issues with the placement of the butterfly garden. The board feels as though it should be away from the main walkway... farthest away from where people must walk. Michelle Reinhold brought up maintenance and voting for it at the annual meeting. Board agreed that Crystal should present it to the membership toward the middle of Spring for voting at the annual meeting.
- Approaches and Culverts
Amy Hornby-we already have approved \$9,880.00. I motion to replace culverts on Four Lakes Dr. and Gamewood, with approaches which equals \$14,880.00. Mark Weiss-seeing how they are 25 years old and they have a 20-year life... All in favor? Unanimous. Amy-I got the permit today which was \$25.00 for Gamewood and Four Lakes. We should get the permit by Monday. It is good for 6 months. I am calling Tom tomorrow and he told me to call when I had the permit. Mark Weiss- I hate to interject this under approaches and culverts but we have to discuss our roads. They are getting pretty beat up again. Michelle Reinhold- I was thinking about that as I going over the budget. If we no longer have Marc’s services for road grading... do we go out and buy gravel for pothole repair? Should I hold off until Budget? Alisa Budesheim- I think part of the problem is Marc does not grade anymore, we have to look at alternatives. Michelle- gravel on hand to do our pothole filling. We can put it out there for the membership to fill in the roads. Amy- should I get quotes for gravel? Mark Weiss- Ask him how much for per yard with delivery of road gravel- get quotes from gravel places... talk to marcel about coming. We need 21-aa gravel and sand mix \$28.00 per yard. Approve \$150.00 for gravel in a pile. Amy-motion to approve \$150.00 for 21-aa gravel and sand mix to be delivered and placed by the bridge. Michelle- second motion- Unanimous.

14. New Business

- Trash Removal-Alisa Budesheim-I called all the companies I could come up with. Rizzo ended up being a big disappointment. I called the place 4 times and they could not be bothered to contact me back. Finally, she wrote me up a quote, and I then found out they were involved with bribes. Rizzo also does waste bags at an on call basis on the third Friday of the month. Superior said the same for lawn pick up. Michelle questioned Advanced contract language with service- Alisa stated she would have them change the language Michelle also questioned the problem with members being overbilled. Alisa Budesheim stated that she thinks that having Barry's name and e-mail address given directly to the membership will greatly reduce the problem once they all start contacting him directly. Advanced will honor their price. What it all came down to was a difference in waste bag pick up. Superior said you have to call ahead of time and it is a \$1.00 per bag. Unfortunately, I think the lesser of the evils after making these phone calls, I think would be Advanced Michelle mentioned Waste Management Co. Alisa will call and get a quote.
- Budget-Michelle Reinhold- So on this form front and back are all the expenditures for every year except 2010. On the one side I have a 5-year average and a proposed. I did a 5 average to get a budget then I tweaked it. For example, Road grading GP is \$885.00 per grade that \$5,310.00 is 3 grades with chloride and 3 without. That would give us 6 grades annually, basically every other month. With three being for chloride being May/June July/August September. Road maintenance at \$1,500.00. that includes things such as tree removal, rental of chipper etc., \$3,000.00 for snow removal, that's 300.00 per push, that is what our contract is, again that is all variable. Snow removal is 100% variable. Century Gutter charges at times, if it is more than 5 inches, they will plow it twice. That is what our contract is. Mark Weiss- Looking at past years, 2013 and 2014 we had \$6,000.00 and in 2012/13 we had over \$4,000.00... I think we are running low on snow removal. Michelle Reinhold- that was from other companies. We have it locked in at \$300.00 per push. Mark Weiss- I understand. Michelle Reinhold-we can go up on that, I am just saying that is what I estimated it on. Michelle Reinhold- so let's look at where we are at. Dust control, G.P. charges \$1,150.00 per application let's say 3 applications, beach improvement and sand \$740.00 that is pretty much the average. Beach maintenance is grass cutting and port a potty is \$375.00 and expenses and supplies \$527.00 again just averages. Insurance is \$1,300.00 per year and legal, I took it down. Last year we based it on an exact average. I took it down to an estimate of \$500.00. That takes us to an average of \$17,576.00 approximately. Our annual income is \$22,000.00 we have \$18,000.00 left in the account, we are going to spend \$15,000.00 and that leaves us an extra \$3,000.00 so that leaves us with \$25,000.00 in the bank for the year. We can always play with these numbers here, but I always say that we should always estimate on the lower side. Not budget every dime we have. Mark Weiss- I understand that, to save for bigger expenses, that leaves us with \$5,000.00 more income and our main business here is roads. I would like to see the roads bumped up a little bit more. Michelle Reinhold-Snow Removal or Grading? Mark Weiss-Grading. We used to get away with it more when Marc graded it saved us. Michelle Reinhold- we can

always approve more at another meeting. I would rather not say “it’s in the budget, let’s spend it” (Discussed adding in a grade or two to make up for Marc Christensen being unable to grade anymore. Amy Hornby will call for gravel and sand, Alisa Budesheim will call Marcel from G.P. to discuss grading, spot grading and gravel and other issues. Amy stated that Marcel from G.P. was going to give her quotes regarding millings in trouble spots.) Mark Weiss- the numbers look good, lets mull this over for the next couple weeks.

15. Public Comments

- Mickey Gogglin- Claude was supposed to be here. I don’t know what happened. I appreciate him filing in the holes in the road. I don’t know if any thought has been put in to reimbursing him for his work...he has done it more than once. Michelle Reinhold- He has done it more than once and we appreciate it. Unfortunately, I don’t see how we can pay him for volunteer work. It’s one thing if we are reimbursing him for use of his equipment but this was a big discussion when I first started on the board. His lawn mowing went toward his dues. It was a discussion about paying for volunteers... we cannot pay for volunteers.
- Crystal Keller- Has it been decided that Century Gutter will be doing the snow plowing? Mark Weiss-We have a 3-year contract. Crystal Keller- Oh good. Alright. Is there any update about paving over or replacing Springvale and Fairway? Because I know it wasn’t mentioned, since it is not in the budget... Mark Weiss-It was mentioned a meeting or two ago that it would be put off discussing until Spring because we don’t have a spare \$6,000.00. We will revisit in 2017. Alisa Budesheim-On that topic, would it be worth it to have the civil engineer take a look at Springvale and fairway while he is out here looking at Greenway. Mark Weiss- He is already here and he is what \$500.00? it is a good idea.
- Kent Lecureux- Did anyone price out the culverts? Mark Weiss- He wants to 60 ft. culverts on each side. Kent- \$4,000.00 seems expensive. Mark Weiss- that includes digging it out, replacing it, carrying it away, and covering it. Michelle Reinhold-culverts are about \$600.00.
- No other comments. Mark Weiss motioned to adjourn meeting. Michelle Reinhold seconded. Unanimous
- **Meeting adjourned. 8:31 p.m.**