

Lakeview Park Property Owners Association

Minutes Saturday August 21, 2005

Meeting was called to order at 10:07 am.

Roll Call: Officers present: President Daryle Smith, Vice President Bud Forbes, Secretary/Treasurer SuzAnne Larkin, Trustees Gill Opaleski, Darren Plastow and Rich Sislo. Absent: Dick Quaderer

Minutes were distributed and read for the May 28, 2005 Meeting.
Motion and second was passed approving as corrected.

Treasurer's report was distributed and read.
Motion and second was passed to approve as read.

Membership was notified that all votes would be taken with their membership cards during the meeting.

Reminder that the next meeting will be at the American Legion hall, all members are asked to park in the east lot, the meeting will be held in the post hall.

Only a portion of the Tippedy Beach is within the Association. Only have six known members of which five have been identified.

There was considerable discussion regarding the Marina being affected by the installation of a dock on Association property as a result of the survey. Comments ranged from the Association giving up its rights to use the land to maintaining our right to have the dock. The marina's real problem is their operating permit encroaches on the LPPOA riparian rights. Through the Attorneys the LPPOA has stated that we have no problem with joint usage of our property for the driveway to the marina.

Discussion evolved around the issue of the west direction for installing docks. There is not a problem for the west direction except one section at Tippedy Beach area. Dock positioning in that area is addressed by the dock chairman. Otherwise every dock problem investigated by the President was caused by not following instructions. Center of dock on the post and straight west with the center of the dock, using a compass. The first several docks south will be reposted to give the appropriate distance between docks. The new docks at the Tippedy Beach area are providing sufficient docks for the waiting list.

Mr. Dusseau initiated discussion regarding the lawsuits a motion was made and seconded to not discuss any pending litigation at the meeting. Motion carried.

President suggested that in the future the by-laws be amended to grant the Board more authority for enforcement issues.

Discussion regarding the sale of a house with dock and boat included in the package does not include the dock location. The location goes to the next member on the waiting list.

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President requested ratification by the membership, of the Board By-laws enforcement policy regarding docks to assure our legal right to enforce the policy.

Discussion evolved around the issue of the proxy vote issue. It was explained that the member has the right to have a proxy vote in the members' absence. By-laws do not require every member has to vote on an issue. The requirements for an issue to pass are based on attendance and meeting a quorum requirement.

Question regarding dock length because of the shallow lake condition? The DEQ has normally allowed docks to 100 feet in length.

Discussion continued regarding the By-laws enforcement policy and a motion was made and seconded to amend the By-laws to include the By-laws enforcement policy. Motion passed.

It was brought up and discussed to bond the association officers. Estimated cost was \$100. Only the Board members who can sign checks are usually bonded. Will let the bonding company advise who should be covered.

Update on lawsuits by the President. We are in the process of taking depositions. And all discovery should be completed by October 5th. Members will be notified by mail/email of any settlement.

Trustee Forbes informed the membership that if you remove the floating weeds they should not be left on the shoreline. A compost pile is available at the Township hall every other week, opposite weeks of leaf pickup. Material should not be bagged.

Suggestion was made that since we have tax numbers that we could be doing fund raisers and 50/50 drawings. Trustee Forbes stated that in the past the decision was made to cover expenses with dues increase as needed.

Lee Ferguson requested to address the membership with a request for approval to install a 6 to 8 foot fence between his house and a neighbor he is having a problem with. Having showed pictures and explaining safety concerns. Motion was made to approve the fence seconded and motion carried.

Dave Cook reported when he was mowing the parkway he was threatened by one of the individuals involved with the lawsuit against LPPOA.

One of the members expressed concern for young children driving golf carts on the public streets, and whether the LPPOA would have any liability. The President expanded the concern to include the use of golf carts on the Parkway. The By-laws disallow motor vehicles with the exception of installing and removing docks.

A member had a suggestion to have the meetings with the Association coincide with the Holidays to insure a better turnout.

Meeting adjourned at 12:30 pm