

Chetolah Shores Civic Association Board Meeting Minutes

Thursday, September 18, 2014 7:00 p.m.

Mark and Amy's Home

Present: Eric S., Patty C., Amy T., Mark W., Kathy B., Cheryl C., Lloyd L., Hazel L.

Absent: Erik K.

1. The meeting was called to order by President Eric S. at 7:30 p.m.

a. Update on recent storm damage/repairs/clean up – It appears that most damage has been repaired. Thanks to the many residents who “chipped in” and worked with their neighbors to get the sub back in order again!

b. Board insurance bid update – Mark shared additional information regarding liability insurance. Lloyd and Eric will continue to research options, since additional questions need to be answered before we commit.

c. Update from Attorney Maria regarding dues structure – Patty reports that Maria has investigated our dues structure, but feels that we should consult a municipal lawyer specializing in our specific area. Maria will refer and Eric and Lloyd (Patty?) will schedule a meeting.

d. Update on plan for improving Lot 19 in light of recent storm damage – Eric reports the sign is ready to be placed. Because of the drain on our finances due to the unexpected storm damage, plans for Lot 19 will be moved to next year's budget. Eric will devise a more complete plan including clean up, dock and beach area.

e. Update on lot 19 new fence – Eric has informed neighbor to make the fence improvement making certain the fence is on his, not lot 19 property.

f. Update on Charest potholes – Thanks to all of the “letter writers”, the potholes on Charest and on Chipman have been repaired!

g. Homeowner's concern regarding board expenditures and mandatory dues – Eric reports he had an hour long conversation with the homeowner, and feels it was beneficial to both. Points were clarified, and expenditure issues will be addressed with our revisit to our By-Laws prior to next annual meeting.

h. Begin search for new trustee to replace Nick – Several possible candidates were discussed. At this point Hazel will place a notice on our website asking for volunteers.

2. Treasurer's Report

a. Financial report – Patty presented her report reflecting our lower than expected balance mainly due to storm expenses. We need to carefully review any further expenses, in light of our already committed appropriations to DTE, fall clean up, Elizabeth Lake dock removal, signage.

b. Dues update - none

3. Secretary Report - Hazel

a. Thank you for rapid approval of minutes – please continue!

b. Web site updated routinely – please send any additions as you see them

c. Gmail – all mail is current. Addressed issues are in a separate folder out of the in-box.

d. Homeowners concern regarding 2012 general meeting minutes not posted on website – Hazel has never received them. Cheryl suggested that they might be in the “file cabinet” and we should have that cabinet in our possession. Kathy volunteered Rick to do some “historical” research when we get the materials!

4. Dock Report – Lloyd

a. Lloyd has had multiple meetings with Waterford Township Supervisor Gary Wall regarding CSCA governance of community outlots including dock areas. The township lawyer reports that the township has no rights nor responsibilities for these areas. According to the township attorney, all CSCA homeowners share rights regarding those properties. The board has identified three possible approaches the association could make through the circuit court to obtain exclusive rights to manage these properties. The discussion will continue. Lloyd also had several meetings with township officials regarding encroachments on neighborhood outlots. Eric will discuss this situation when he meets with the municipal lawyer. Cheryl pointed out that no permanent structures are allowed on outlots per our By-Laws.

b. Repairs to storm damaged docks – thanks to Pete McClain and neighbor Alex Smith, the docks are back to pre-storm condition.

c. Removal of Elizabeth Lake docks – date of Oct. 15 approved. Discussion of raising Elizabeth lake dock fees, Motioned to raise fee to \$300, approved.

5. Trustee and Officer reports

a. Kathy – Welcome packets – she continues to deliver them when notified of new neighbors. Voice mail – Kathy reports that all voice mails have been addressed, she either handles them herself, or forwards them to the appropriate board member for resolution.

6. Old Business

a. Software for “Cloud” – we still need a data sharing program. Eric suggested “Drop Box”, but we also need versions of Quick Books. He will investigate. Hazel will see what is available at minimum cost for her laptop.

b. Security camera at Cass Lake launch area – have been successfully installed. We need to arrange a meeting with Pat to explain operation, etc. Also need to install a sign indicating that a security camera is in use.

c. “Neighbor to Neighbor” Hazel and Lloyd. They created a flyer that will be posted on the website.

7. New Business

a. New project list and prioritization - tabled

8. Next Meeting – November 6, 7:00 PM at Kathy Bartus’ home