

Horseshoe Lake Corporation

Board of Trustee Meeting

Tuesday, June 6, 2023, 7:00 PM

Place, Northfield Twp, Public Safety Building

[Horseshoe Lake Corporation \(hlcneighborhood.com\)](http://hlcneighborhood.com)

1 Call to order. President, Scott Chisholm, time is 7:15 pm.

2 Roll Call. Secretary, Brant Kettlewell; Michael Laird, Michael Grosh, Brant Kettlewell, Brian Trim, Scott Chisholm,, Carl Kayden, Makenzie Jakubowski, George Brown. Julie Kapnick.

Ken Johnson, Brian Anthony, Joe Bennet, absent

3 Approval of agenda, Scott Chisholm. Motion to approve agenda, Michael Laird, second by Mike Grosh Motion passes. All in favor.

4. Announcements.

a. Garage Sale, Friday Aug 19 through Sunday Aug 20, JG Prays Whitmore Lake Sub, corner of Main and East Shore Drive.

b. HLC summer picnic, Aug 20<sup>th</sup>, 3Pm, Leocadia Park. Pot luck picnic, with food stations. We need volunteers. Same day as annual meeting. Dates, location, and instruction can be found on HLC website, and nextdoor.com. [Horseshoe Lake Corporation \(hlcneighborhood.com\)](http://Horseshoe Lake Corporation (hlcneighborhood.com))

c. Aug 20, HLC annual Meeting, start time 10 am.

5. Public Forum. Members time.

a. Justin Denniston, 632 Highland. Justin has concerns about the high delinquency rate with annual dues. Trustees explain the procedures to collect from delinquent members, including HOA foreclosure, to recover unpaid dues.

6. Approval of Minutes. Motion to approve the April 4<sup>th</sup> minutes, Michael Grosh, Michael laird seconds. Motion passes, all in favor.

Motion to nominate a new trustee for shady beach, open seat. Julie Kapnick. Julie Kapnick introduces herself, with experience as past board trustee, and in the community. Julie Kapnick volunteers to join the board. Two HLC members from the Shady Beach, have nominated Julie Kapnick. Julie Kapnick is replacing Trevor Hatch. Trevor Hatch resigned, on April 4<sup>th</sup>, 2023. Brian Trim supports Julie Kapnick's nomination, and goes over her experience with the HLC board. George Brown motions to seat Julie Kapnick, Makenzie Jakubowski seconds. All approve. Motion passes. Julie Kapnick is sworn in.

Julie Kapnick takes the oath, found In the by-laws.

7. Clerks report, George Brown.

a. 74 Schrum drive, requested to be included in the HLC emails/newsletter. New members on Schrum Drive, 87 Schrum.

8. Treasures report. Joe Bennet. Joe Bennet is absent, no report given. A copy of the treasurers report is handed out to trustees. Trustees review the report.

Motion to accept Treasurers report, Michael laird. Carl Kayden seconds. All in favor, motion is approved.

9. Unfinished business.

a. Township owned property in HLC. The ballot was sent with the 2023 annual dues notice. Ballots returned. 86.4% in favor, 13.6% objected, paying cash for land. Ballot measure approved. The Vacant land owned by Northfield Township, in the HLC boundaries, being purchase for \$5000.

10. New business.

a. annual billing update. George Brown. The Annual Dues being returned by members. \$9652 received for Dues. \$1411 received for weed treatment. Revenue received, applied for next years budget. Delinquent bills have been sent out, and members are responding to request for payment. June 1 is the deadline for annual dues. 10% is applied after June 1<sup>st</sup>, as late payment penalty. Members with delinquent dues, are subject to foreclosure. Foreclosure procedures: 1) Posting of intended foreclosures with the Detroit Legal News, [Detroit Legal News Company - Legal Newspapers, Commercial Printing \(dlnc.com\)](#). 2. Posting of intended foreclosure on the Subject Property. 3. Foreclosure Process initiated, with Washtenaw County Sheriff's Office. [Civil Bureau | Washtenaw County, MI](#). The HLC has initiated a foreclosure, on a member's property, but have not resulted in Sheriff's Auction, as of June, 2023. \$5000 has been collected from the foreclosure process. 274 Ideal St, was on a payment plan, but has stopped payments, and stopped responding to messages from HLC trustees. HLC with start foreclosure on 274 Ideal.

b. road grading and pothole repair update.

George Brown. This has been the worst year for road maintenance. An early spring thaw has caused problems with road grading. George Brown is accepting bids to grade, and dust control. Corrigan Oil, [corriganoil.com](#), and Suburban, [spraymyroad.com](#), are the two dust control companies currently working in the HLC. Spiegelberg Trucking and Excavating is the contractor grading the HLC, as of June 2023. The Spiegelbergs graded and dust controlled Schrum in April 2023. Spiegelbergs are the only road maintenance contractors currently in use. [\(20+\) Facebook](#) (Spiegelbers Facebook Page)

Some HLC members refusing to pay annual dues, until roads are graded.

c. August 15<sup>th</sup> meeting needs new location. Fire station on North territorial rd. is possible or the new fire station on Main Street.

d. Annual meeting discussion, Augst 20, 2023. The agenda for the annual meeting discussed. Getting WIFI at the boat launch, somehow. HLC trails, commons, and boat launch maintenance.

e. e-newsletter. Makenzie Jakubowski. Upcoming Email social media, updates. Weed treatments. No campers on property, with overnight guests. Rules and regulations. Information on home owners' assistance fund. Newsletter emailed to members. Makenzie wants clarification on editing and publishing HLC newsletter.

f. George Brown is discussing the collection and storage of old HLC files, located at George Browns personal residence. Mike Grosh has been going through the stored documents, mostly meeting minutes and notes. Discussing how to digitize all documents vs document storage.

g. The swing on shady beach is broke per Julie Kapnich. What to do with the old one. Brian will take a look.

H. Business mailing permit through USPS. Makenzie, looked into it, \$290.00 annual fee. Plus \$.80 cents per return. The cost is too high, mailings to low to justify \$290.00+ per year. It is cheaper to pay as you go.

I. Time limits on agenda items/categories. Makenzie Jakubowski suggest five minutes per discussion. To keep the meetings under 1.5 hours. Some meetings are reaching 2+ hours.

J. Recommended trash hauler. Duncan vs GFL. Advantages with Duncan. Duncan is cheaper. They pick up recycles every week instead of every other week. Rates are locked in for 5 years. With 3% inflation per year, added to flat fee. They also send you an email to track your pick-up time. And they tell you if it's been picked up. Choice of three different recycle bins available. GFL has told some members, they will not be reimbursed if canceled service. Brian Trim is saying they will reimburse you. Call GFL for more information on cancelation policies. [GFL Environmental Inc. - Waste Management & Environmental Services](#)

George Brown motions to use Duncan. Brian Trim seconds. Julie abstains, Motion passes.

k) Mosquito and tick spray at HLC commons. Mike Laird. When using the trails, bugs are heavy. Mosquitos And ticks are bad this year per Mike Laird. Two different kinds of treatments available. 1) natural oils, every two weeks. But not very effective. 2) chemical treatment, second option, most effective. Total area of treatment is estimated at 1.9 acres. The contractor's price is \$121.00 per application. Contractor recommended 6 application. September 25<sup>th</sup>, 2023 is the deadline to accept

the proposal. \$728.00 was the grand total for 6 treatments. With discounts, best price is \$630.00 for all 6 treatments. Mike Laird motions to accept chemical application proposal at \$630.00 for the year, Brian Trim seconds motion. Discussion of costs and adverse effect of chemical continue. Julie Kapnick asks about adverse effects of the chemicals to the lake. The chemical Ingredients are made by Bayer. They spray the chemical onto the trail and not directly onto the lake. A suggestion is made to request DEQ/EGLS([Environment, Great Lakes, and Energy \(michigan.gov\)](http://Environment, Great Lakes, and Energy (michigan.gov))), to review the chemical spray application, and impact on lake. A new Motion is made for approval of chemical spray if DEQ/EGLS approves of and or recommends the chemical spray next to the lake. The cost will be \$630.00 for the year, and come from the General fund. Motion passes. 4 against, Julie Kapnick, Makenzie Jakubowski, Carl Kayden, and Scott Chisolm vote no. Brant Kettlewell, Brian Trim, Michael Laird, Michael Grosh, and George Brown, vote yes. Motion passes, 5-4 to treat the lake with Bayer Chemical if DEQ/EGLS approve of treatment.

L. Boat launch keys, new every 5 years. Mark Caples, and George Brown. \$15.00 per key, members cost. Show up to the boat launch to get the key, date and time to come. HLC is Looking to cut 200 keys. The cost to HLC will be \$2,000.00 to cut 200 keys, \$5.00 per key.

M. Thursday June 8<sup>th</sup> is the second treatment for the lake. Treating the lake for weeds. The lake is good for swimming by Friday June 9th.

N. HLC common area signage.

Scott Chisholm. Three areas of need. 1) Lakeshore Rd. in Leocadia. HLC parking signs. 2) Lakeshore Dr in Lincoln. 3) And Lakeview in Schrum. HLC parks in all subs need parking signs. All common parks have room for one car to park. But no signs in HLC informing parking available. No overnight parking on any HLC parks.

Brian Trim. All of the new signs are ready for installation. Leocadia, and boat launch age getting the new signs first.

## 10. Committees Report.

a. Lake Weed Control/ management. Brian Anthony, Mike Laird, see Above.

b. Boat Launch Keys. George Brown, Mark Caples, see Above

C. Lawn Maintenance Michael Laird, Brian Trim. No report

D. Beach/Swim Area. Makenzie Jakubowski, Carl Kayden, Michael Laird. No report

E. By Laws. Scott Chisholm, George Brown, Brian Trim, Michael Laird. No report

F. Blight. Makenzie Jakubowski, Brian Anthony, George Brown. No report

G. Social Events. Brian Trim. No report

H. Road Maintenance. George Brown, Michael Laird, Brain Anthony, Cark Kayden, see above

I Annual Dues and Restructure. Scott Chisholm, Joe Bennet, Michael Laird, Brian Trim. See above

J. Beautification. Brian Trim. No report

Events committee. Looking for volunteers. Committee needs help. Brian Trim is asking for volunteers to help with emailing. George Brown and Makenzi Jakubowski are using the bulletin board on next door.com. Using all available means to ask for help.

Brian trim asks if all buoys are out in the park/swim areas. Appears, yes.

Subdivision Reports.

Leocadia, no report

Lincoln, no report

Schrum, no report

Metes and Bounds, no report

Shady Beach, no report.

13. Adjournment. Motion to end meeting. By Carl Kayden, second by Makenzie Jakubowski.

907pm end time. Length of meeting, 1 hour and 52 minutes.

Secretary of HLC

Brant Kettlewell