

Board of Trustee Meeting.

October 4, 2022, 7pm

Northfield Township Public Safety Building.

Call to order. Schott Chisholm. 712pm.

Roll call . Scott Chisolm. Carl Kayden, Joe Bennett, Brian Trim, Brain Anthony, George Brown, Makenzie Jakubowski, Craig Deap, Ken Johnson, Michael Laird, Trevor Hatch, Brant Kettlewell. Grouch, late.

There is Quorum. Makenzie left at 830 pm.

Swearing in of new Trustees.

Trevo Hatch, Brant Kettlewell. Swearing in. See Horseshoe lake guidelines.
www.hlcneighborhood.com

Nomination of Election of Officers.

George Brown. At this meeting we nominate President, Vice President, Treassurer , and secretary. Nominate for president, Brian Trim nominates Scott Chisolm. Scott accepts position. Motion to close president nomination, All Ayes. motion Passes. Scott Chisolm nominates Brian Trim for vice president. Motion to close nomination for vice president, All Ayes. motion Passes. Brian Trim nominates Brant Kettlewell for Secretary. Brant Kettlewell Accepts, Motion to close nomination for Secretary, All Ayes. motion Passes. George Brown Nominates Joe Bennett for treasurer. Joe Bennett Accepts. Motion to close nomination for secretary. All Ayes. motion Passes.

Scott Chisolm, President

Brian Trim, Vice President

Joe Bennett, Treasurer.

George Brown, Clerk.

Brant Kettlewell, Secretary.

Scott Chisolm encourages other members to run for positions on the board.

Act of Agenda.

Scott Chisolm. Acceptance of the Agenda, Motion to accept Agenda, All Ayes. motion Passes.

Announcements.

None

Public Forum.

None. No members in the audience. No Public Forum.

Approval of Minutes from last meeting. Aug 16 2022.

Copies made available to board members. Edited minutes made available on the Horseshoe Corp

Public website. www.hlcneighborhood.com / HLC meeting Docs. Motion to approve minutes. All Ayes. Motion Passes.

Clerks Report.

George Brown discusses a purchase of a property on Grove Rd. Vacant Land purchase, by a LLC called Dexter Mansion LLC. Makenzie clarifies, the buyer has a large home in dexter, not Dexter Mansion LLC purchased the vacant land.

Discussions of the member vote, regarding purchase of township owned properties in horseshoe lake. The vote Passed 91.4 yes to 8.6 no. Not all members voted. All members were sent a ballot. But not all voted. Discussion on how to reduce the cost of mailing a full member ballot. Last ballot, had a self-addressed return envelope with pre-paid postage. If members did not vote, the postage and cost was wasted. Board member suggested a program offered by USPS, which only charges for Ballots returned using USPS.

Treasurer Report.

Joe Bennett. August and September treasurer report. Revenues and expenses discussed by Treasurer. Discussion on where to record the expenses for donuts and coffee at board meetings. Discussing over and under budget items. Motion to approve August treasurer report. 1 abstain, the rest Ayes. Motion passes. September. Revenue and expenses discussed. Weed treatment charges to members discussed. Weed treatment account has been running low in recent years. Transferring funds from reserve or money market account, to increase the account for weed treatment, may be needed. Not enough funds have been collected to cover the costs of the lake treatment. Running a deficit. Lake dues were being discounted to members, 4-5 years ago, due to a surplus in weed treatment account. Now account balance is too low, running a deficit. Lake dues will have to be increased in the future to meet costs. Lawn maintenance appears to be in balance, with a slight surplus of 295. Surplus could be used for fall cleanup or transfer to lake treatment. Road maintenance account in balance. Beatification budget, slight surplus. Motion to approve board meeting expenses account to pay for the cost of board meetings. Motion to table September treasurer report until next meeting. all Ayes. Motion passes

Unfinished Business.

Brian Trim, stott Chisolm, Ken Johnson. Signage at the parks. Rules of park use. Wording on the signs. Boat launch signs. Signs with damage are being replaced or have been replaced. Extra signs for the Corporation have been found in storage, and are being dispersed throughout corporation.

Scott Chisolm. George

Delinquent dues and foreclosure on properties which refuse to pay. Two have gone to foreclosure. For excessive dues. \$450 per listing for foreclosure. Listing for 4 weeks of foreclosure. Notice on home being foreclosed. Certified letter to owners. Representative shows up at the auction for foreclosure. Saxon Gary. Laura skeen have been foreclosed upon for past dues. The foreclosures are in process.

Scott Chisolm.

The ballot. For vacant land. 286 votes returned. Out of 548 possible ballots, or 52% of the members voted. 50%+1 of membership was not needed to pay for the vacant land. Budget approval, not a buy law change. Buy law change requires a 51% member participation in ballot.

Scott Chisolm.

Bankowski. Owns a lot of the vacant land in the Northeast wetlands of the corporation. Board members discussing sending letters to all the vacant land owners in the wetlands, to inquire about transfer, or eliminating any past dues, for transfer of vacant land to Corporation.

Members discussing trash cleanup in the wetland of Corp. But no budget to do so. Trash is collecting in the wetlands due to the wind and water currents. Trash has been accumulating for years.

Members discussing insurance requirements and costs. With new land purchased in the wetlands, via ballot. Scott stated insurance is not increasing due to the land purchase in the wetlands.

Jet boats.

Jet boats discussion tabled in the last meeting in august, due to Brian Anthony absent in august. This meeting, Brian Anthony looking for clarification on jet boat rules. Brian Anthony sold his jet boat years ago, due to HLCorp rules and regulations regarding jet boats, not jet boats on the lake. There is a jet boat currently being used by a member, a red jet boat, used every summer. Discussion of jet boats, and excessive wakes. State of Michigan limits boat speed on inland lakes to 55mph. Other board members pointing out other members have boats that far exceed 50mph, that are not jet boats.

Jet Boats continued.

Jet skis are allowed per HOA rules. Jet boats are not allowed per HOA rules. Some members have sold their jet boats in the past, due to the HOA rules. One member, with the red jet boat, continues to operate jet boat. Discussion shifts to changing by laws to limit speed to 55mph, regardless of boat type. Members are requesting a letter be sent to the red jet boat owner, to slow speed. Members agree to changing the bi laws, to address boat speed not boat type.

Rules and regulations.

A change to the common's bi laws discussed and voted on. Language for a new bi law follows. What follows is the secretaries best interpretation of what was discussed.

Horse Shoe Lake Corp commons includes; all parks, roads, boat launch, and the lake. Behavior in HLC commons area must meet community standards. Abusive language, abusive signage, abusive threatening language are examples. Breaking of the community standards Bi laws, or breaking of other bi laws, or Repeated disregard of bi laws can be fined at \$25 per documented offense. For Repeated and or a habitual offender, the documented behavior that does not meet community standards can be taken up with the board of trustees to determine an increased fine amount to deter detrimental behavior. Further legal action can be taken against a member if fining the member does not change behavior. Fines can be increased with a vote by the board. If the fines are not paid, the unpaid fines can be added to the yearly dues. If fines are not enough to change behavior, a court ordered injunction, including restraining orders, can be used. Required Documentation can be witness testimony, video testimony or other collaborative action. When HLC board members are made aware of infraction(s) by members, the infraction will be reviewed by a board member. If a warranted, the infraction(s) will be taken up by the next board meeting. If a fine is approved by the board, the president, clerk or secretary must send a letter to the offending member explaining the rule violated, and the fine imposed. Payment will be requested within 15 days. If not paid, the balance can be added to HOA dues. The fine can be appealed to the board. The decision of appeal rest with the board, and the majority.

Scott Chisholm makes a motion to change the language of the bi law covering behavior at the commons, as discussed above. 1 abstains. The rest Ayes. Motion passes.

Discussion of damaged flower pots at entrances, and a letter being sent to the offender who damaged them. A letter has not been sent as of Oct 4, 2022, but will be sent by next board meeting.

New Business.

Meeting Schedule for Dec 6, 2022.

Committee reports.

Table committee reports until December. New board members as of Oct 4, 2022.

Subdivision reports. Tables until December 6, 2022.

A bid to level all Commons in the HOA has been submitted at \$200 per slab. \$400 minimum. All leveling has been postponed until spring of 2023.

Broken down cars, not moved. Eye sores. Discussed. Northfield Twp Blight Officer is engaged with some members of HLC. To clean up blight.

Adjournment. 9pm. Oct 4, 2022.