

Horseshoe Lake Corporation

Board of Trustee Meeting

Tuesday, July 25, 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 7:00 pm.

2 Roll Call. Secretary, Makenzie Jakubowski, Julie Kapnick, Brian Anthony, Joe Bennett, George Brown, Scott Chisholm, Mike Grosh, Ken Johnson, Carl Kayden, Brant Kettlewell, Michael Laird, Brian Trim.

Absent: Ken Johnson, Brian Anthony, ~~absent~~.

3 Approval of agenda, Scott Chisholm. Motion to approve agenda, Brian Trim, second by Joe Bennet. Motion passes. All in favor.

4. Announcements.

a. Lt. Powell – Northfield Township Police Department.

National night out, August 1, 5pm to 8pm, free , Northfield Twp Police Department, University of Michigan Police department, Green Oak Township Police Department bomb squad, and Michigan State Police Departments. Old Whitmore Lake Middle school. 8877 Maine St, Whitmore Lake, Mi.

Lt. Powell(18 years of service) gives millage increase presentation. August 8<sup>th</sup> Municipal Elections. Northfield Township Police Department is requesting a millage increase of 1.2. Current millage is 4.2. The department is looking for a millage of 5.4. Northfield Townships current staffing; Four patrolmen, Two Sargent's, One lieutenant, and One Captain. The Township police department has been operating under the 4.5 mills since 1980. In 2008, Northfield Twp staffing was: 9 patrolmen, Two Sargent's, One lieutenant, and One Captain. A staffing decline of 44%. In 1978 Michigan legislators passed the Headlee Amendment. The amendment requires voter approval for any local tax increase. Limits property tax increases. And limits revenue collected to the amount the millage originally was to generate. The Current budget for 2023 is 1.7 million. The department is Looking to increase the budget, with a new millage. Currently, one patrol officer is working all of Northfield, with one supervisor on duty. Northfield Township police is requesting the millage increase to hire three more officers, two patrol officers, and one school resource officer.

In 2002 the public safety building was constructed. The 2<sup>nd</sup> floor was bonded and paid for by the Northfield Twp Police department annual budget. The Northfield Twp police department has been paying for the second floor of the public safety building, but do not use the space. The Northfield Township police department budget has been, on a renewal basis only of the original 4.2 millage from

1980. The department has been participating in a DEA partnership for the last 10 years. The Township volunteers one officer to work with the DEA, and the Township receives Federal forfeiture funds seized during drug arrests. The current 4.2 millage has not been enough funds to operate the department. In an effort to operate the department under budget, the department has attempted to hire part time officers, but having a hard time finding part time officers to apply. Northfield Twp has 8600 residents in 2023. Last year, there were 743 calls for police in Northfield Twp, with an average response time of 2.5 minutes. Washtenaw county handles the dispatch for Northfield Township, and operates 24 hours a day. Again, Northfield Twp is looking for a 5.4 milage, and increase from the current 4.2 milage. In closing. It is the opinion of Lt Powell, Northfield Township Police Department cannot operate safely under the current milage. An overview of the Northfield Township Police Department proposal can be found on Facebook.

Northfield Township Zoning ordinance may cover the complaints of political adds on Main Street. Lt Powell is advising residents to contact the Township ordinance officer, Dawn to see if the signs violate the ordinance. Dawn is the ordinance officer.

B. Aug 20<sup>th</sup>, 2023, 10AM, HLC annual Meeting, start time 10 am.

5. Public Forum. Member comments, 3 min per person.

A member on shady beach is complaining about guest parking on the street. When too many cars are parked on the street, it makes it hard for residents to pull out of their driveway. The majority of HLC streets are 30 feet wide from the center of the road, or 60 feet in total. Fences and other permanent structures are not to be built close to the roads. But are in many cases. Member on Shady Beach is asking for no parking signs along the roads.

6. Approval of Minutes. Motion to approve the June 6th minutes, Makenzie Jakubowski, Julie Kapnick seconds. Motion passes, all in favor.

7. Clerks report/correspondence, George Brown.

Signage is a problem with residents. Complaints coming throughout the neighborhood. Members are requesting cars park on personal property, and not on the streets.

Numerous complaints about the political ads on main street and Fairmount in Shady Beach sub. Northfield Township ordinance limits the number of signs per property. Member Complaints of vulgar language at above property. The HLC board has sent a letter to the above property, including the HLC rules and by-laws.

8. Treasures report. Joe Bennet. May and June 2023

a. Balance of Accounts.

HLC checking account

05/01/2023, \$15,122.86. 05/31/2023, \$24,200.64

06/01/2023, \$24,200.64. 06/30/2023, \$18,365.05

Road Maintenance accounts as of 05/31/2023

Leocadia \$11,786.04	Scrum \$12,852.40
Lincoln \$8,164.10	Shady Beach \$10,014.92
Total \$42,817.46	

As of 06/30/2023

Leocadia \$13,786.04	Schrum \$9,704.84
Lincoln \$7,123.10	Shady Beach \$7,865.42
Total, \$38,479.40	

b. Bills due for payment. See report.

C. Approval of Treasurer report

Motion to accept Treasurers report, Carl Kayden, second Mike Grosh. 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, within the HLC boundaries, is being purchase for \$5000 cash.

HLC may have to get title insurance on the properties, prior to closing. All possible claims prior to Township ownership were severed when the State foreclosed on the properties. Board members solicitating quotes for title insurance for all the properties being transferred. The sales agreement has not been signed. A closing date has not been set. No financing involved in the purchase. Funds are coming from the general fund.

B. August 15<sup>th</sup>, meeting place and time, will be published prior to April 15<sup>th</sup>.

C. Task Tracker. Makenzie Jakubowski. Signage at the parks have been installed in Leocadia Sub. Schrum is mostly finished. Shady Beach and Lincoln are mostly finished. Some of the sings have yet to be installed. Installing railings on the foot bridge. Getting ahold of Ken Johnson regarding tree problems. HLC Public swim access. DNR wants ropes from the shore to the buoys, and from buoys to buoys. All three side should be roped off with floating ropes, and or floating noodles. New HLC Boat launch dock ramp has not been installed.

Brian trim motions up to \$750.00 for boat launch dock ramp. Michael laird seconds. Motion passes.

Surveillance signs will be installed at the boat launch. Installation will be done this week. On both sides of the gate.

d. The next round of foreclosure on delinquent dues are proceeding. The next round of delinquencies will start with the four highest delinquent members. The Committee will meet to determine which properties to send to foreclosure.

e. Boat launch key renewals. Proposed fees are \$15 per key. One key per member. HLC will order 200 keys. \$15.00 to rekey the pad lock at the boat launch. It has been a general practice to change the lock and reissue keys every five years, but is not in the bylaws. The five-year cycle is up this year. The cost to replace all keys is not accounted for in the current budget. The cost and a request for approval will be brought to the annual meeting. The cost will include the keys and signs to inform the members of the new keys, and the changeover date. The pros and cons of rekeying every five years is discussed. Only 15 keys left of the original 200 keys from last cycle. The keys are not duplicatable. Mark Caples is in charge of the keys. Discussion is tabled until next meeting. George motions to table as unfinished.

#### 10. New business.

a. Up for Re-election, Scott Chisholm, Carl Caden, Brian Trim, Michael Laird, Makenzie Jakubowski, and George Brown. Members planning on running for re-election. Scott Chisholm, Carl Caden, Brian Trim, Michael Laird, Makenzie Jakubowski, and George Brown. Proxy cards will be available on the web site.

b. Rewording of Rules and regulations, See handout.

1. Contact offending resident of rules and regulations, and possible future fines.

2. A fine of \$25.00 per documented offense (witness testimony, video testimony or other corroboration) shall be levied.

3. For repeated, ongoing or habitual offenses a fine of more than \$25.00 can be discussed and agreed upon by the Board of Trustees (Bot) at any scheduled meeting of that body.

4. The President, Clerk or Secretary must send a letter to the offending member explaining the Bylaw or rule violated, and the fine imposed, and the action that must be taken to avoid further fines.

Compliance will be requested within 15 days. The fine can be appealed by the Member to the BoT at any regularly scheduled meeting of the BoT. The decision on an appeal rest with a majority vote of the BoT.

5. The president shall be empowered to establish initial situations where fines are warranted, subject to approval of the BoT at the next scheduled meeting of the BoT.

6. All fines, if not paid in a timely manner, will be added to the offending Members Annual Dues Assessment.

7. This rule extends to guests, renters or anyone else within the borders of HLC. It is the responsibility of the Property Owner/Member to resolve any issues.

8. The board may choose to pursue further legal action, at the Members expense, if the issue is not resolved in a timely manner.

Prohibition on the use of Profanity within Horseshoe Lake Corporation Boundaries.

1.It shall be a violation to post any manner of sign/banner/flag, etc. that contains vulgar or profane language of images within the view of the Common Areas of Horseshoe Lake Corporation. What constitutes vulgar or profane is completely up to the Board of Trustees but definitely includes swear words and racial pejoratives. Context will be taken into account.

2.Common Areas of HLC include parks, roads, the boat launch, the lake, , etc. Anywhere that is not privately owned land.

Motion to accept new language, Brian Trim. Second by Mike Grosh. Discussion. Should theft be included in the new bi laws. See handout.

Motion to accept new language is passed, 1 abstains.

C. Annual Billing update. Invoices sent. Waiting for return mail. End of September is the due date. End of fiscal year. Delinquent dues coming in.

d. Road grading and pothole repair update. No issues, Pete from Shady Beach Sub is helping George Brown with pot hole repair.

e. Some Member Fences are encroaching on the right of ways in the HLC. Letters will be sent to offending Members, in a case-by-case basis. HLC road, right of way is 60 feet total. 30 from center of the road. Brian trim is wanting to be consistent with all neighbors. Some Members are encroaching on the HLC easements. Fences will be taken up at next meeting

F. Annual Member Meeting , August 20<sup>th</sup>, 10AM.

11. Committees Report.

a. Lake Weed Control/ management. Brian Anthon, Mark Caples, no report.

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. 2023 first annual pot luck. Would like everyone to attend from the Board. Annual pot luck is Aug 20<sup>th</sup> at 3pm, following the annual Board meeting which is at 10 am, August 20th. Hamburgers, hot dogs, buns and water. Member, Julie Gerber has designed the flyer.

H. Road Maintenance. George Brown, Michael Laird, Brian 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

12. 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 Joe Bennet, second by Mike Grosh.

9:03pm end time. Length of meeting, 2 hour and 3 minutes.

Next trustee meeting, Tuesday August 15, 2023, at 7pm

Secretary of HLC

Brant Kettlewell