

## **Minutes of Regular Board of Trustees Meeting of The Horseshoe Lake Corporation July 26, 2022**

**DRAFT** - to be accepted at August 16, 2022 BOT meeting

**Item I.** The regular meeting was called to order by President Scott Chisholm at 7:08 PM.

**Item II. Roll Call** - The following were present: Scott Chisholm, Carl Kayden, Joe Bennett, Kevin Quinn, George Brown, Brian Anthony, Michael Laird, Sandra Bodi, Craig Delap, Ken Johnson, and Brian Trim. Mackenzie Jakubowski was excused abs. **There is a quorum.**

**Item III. Approval of Agenda** - George added Item X.a. Easement by George (Items X.a-c became X.b-d). Kevin pointed out that the minutes to be approved were June rather than April. Sandra motion to accept agenda as amended. Brian Anthony 2nd. All Ayes. Motion passes.

**Item IV. Announcements** - none

**Item V. Public Forum (Guest Comments)** - none

**Item VI. Approval of Minutes** - No changes suggested. Sandra motions to approve the minutes. Mike Laird 2nd. All Ayes. Motion passes.

**Item VII. Clerk's Report/Correspondence** - George read correspondence from Ginger Auten in Schrum who fully supports the purchase of the wetlands property and wants it utilized for hunting. George points out that HLC Bylaws do not allow hunting.

Heather Lazarus from Horseshoe Blvd is curious about the water trampoline and who owns the grassy area near the boat launch. She describes unfriendly behavior by residents. Craig responds that he and Scott spoke with the neighbor about their children's behavior. Resolution seems unlikely, but residents should be able to use their beach. The trampoline is private property in a public place.

Lori Bader from Fairmount Drive is looking for help dealing with a tree hanging over her property from a neighbor's yard. Part had fallen last year, but a new section is growing off, and she is concerned about it falling. She spoke with the neighbor, but no luck. Kenny suggests that with her permission, we could go on her property and clean it up.

Carl Schumer - The neighbor from 9 Greenland has moved the no parking sign to make a larger no parking area. Can they just do that? The board discussed remembering the purpose of the sign, and does anyone remember? Nobody does. It doesn't block a water access for the fire department. Discussion trails off, and no action is decided upon.

*The agenda is modified to have X.a happen now so the involved residents can participate and leave.*

**Item X.a** - George plans to donate some property to HLC for a park and fishing dock. Tina Theeke has talked with George about getting a request for an easement. Once they receive the request, they will share it with their attorney and respond. Once George donates the property, then the board can send the request for an easement for residents to cross over the corner of their property to access the dock. They also asked about some woodchips and if they were on the road right of way. Another resident is contesting the property lines. Justin Zlotucha is a property owner with lots in the same area, and is interested in how this works out. The next steps are that George has to make his donation. Scott has a lawyer friend looking into the paperwork. Once the property belongs to HLC, then the board can draft a letter to Theeke requesting the easement.

**Item VIII. Treasurer's Report** - Joe went over the account balances and transactions for June. Joe explains some back and forth between Money Market Weed and Checking accounts. Carl motion to accept treasurer's report for June. Brian Trim 2nd. All ayes. Motion passes. Budget discussion postponed to

**Item IX. Unfinished Business - a. Signage at Parks, Boat Launch and No Wake Channel** - A second company is bidding it. Signs will be premade and can just be bolted on, no chance of bubbles with buying the skins.

**b. Foreclosure** - Detroit Legal News didn't receive Scott's email so the process timeline is pushed back. The process should be underway by the time of the annual meeting. In reviewing the 3 names, the question of a person having died and the son living on the property, and being or not being responsible for past debt receives discussion. It has been 5 or 6 years ago, and since it may have been transferred through the courts, and not a title company, collectibility isn't certain. Scott to confirm the correct name is on the foreclosure paperwork.

**c. Township Owned Properties** - The township voted in favor of selling the property to HLC for \$10K. They are paying for the "no development" deed restriction. The next step is to prepare the member ballot. The financing is by a special assessment district millage over 5 years. Scott to follow up with the township for the actual payment details. There must be 50% of the members plus one returning a "Yes" vote. George clarifies that there are 612 members, so 307 must return a "Yes" vote.

**Item X. New Business - a. Easement Related to George's Property Donation** - *discussed earlier in meeting*

**b. Annual Meeting and Budget** - Main member discussion topic will likely be the township property sale. Joe had prepared a budget based on last year's budget and emailed it. Joe made some adjustments based on the regular expenses from last year. Email suggestions for special project expenses to Joe before the next meeting. Discussion of the access mowing budget having a surplus and if we could spend that on fall cleanup. Craig points out the Leocadia footbridge could use some cleanup. Additional gravel at the footbridge or a concrete apron is mentioned. Light discussion of the porta-john being \$15 over budget and a possible violation of a rule/regulation. This morphs into discussion of the need for an additional camera at the boat launch. Scott says he bought a solar panel/battery for the camera because the batteries didn't last very long.

**c. Proxy Form for this Year's Trustee Elections** - The form was reviewed. Discussion of what happens when a person signs more than one. There is a blank for date/time of signature. George says there were a few incidents last year. If more than one trustee is running, the proxy form covers both. Clarification that it is state law which requires the form to be turned into the secretary 3 days prior to the meeting. The issue was really that the form wasn't finalized or available until the last minute last year. Scott will post the form to the website.

**d. Procedure for Two or More Open Trustee Positions in a Subdivision** - This was actually covered in the previous item's discussion.

**Item XI. Committee Reports** - A. Lake Weed - Aqua weed did a treatment recently.

L. Road Maintenance - Carrie in Leocadia looked into costs for grading Leocadia, and it was \$2100. It would be much more to do Shady Beach. Craig asks if it was for once or twice per year. Brian Anthony suggests finding a couple of apprentices that George can teach. George mentions that a bunch of lots on Coyle Road have sold. Also a property on Oliver and Six Mile is up for sale again, and it has an Oliver parcel number, so all along, we should have been charging them road dues. Brian T suggests sending an invoice for past road charges. Discussion of whether or not we can charge road dues.

E. Beach/Swim Area - Brian thanks Carl for getting the swim buoys out. Discussion of how to straighten the buoys before the DNR inspection.

**Item XII. Subdivision Reports** - none

**Item XIII. Adjournment** - Next Meeting: Tuesday, August 16, 2022 at 7pm. Criag motion to adjourn. Joe 2nd.  
All Ayes. Motion passes.