

**HI-LAND LAKE PROPERTY OWNER'S ASSOCIATION**  
**Annual Meeting**  
**August 16th, 2008**

Call to Order: Pam Kekes 10:00 AM

Roll Call: Pam Kekes, Steve Delongchamp, Trisha O'Brien, Jerry Slaughter, John Jarvis, Liz Christian, Jack Morris, Barb O'Neill

*Guests:* Jeri Gregory, Fred Marion

**ANNUAL MINUTES MEETING FROM PREVIOUS YEAR:**

Trisha O'Brien read minutes from previous Annual meeting. Discussion: Pam Kekes states minutes are cursory due to unforeseen circumstances from previous year. Victor Banta motions to approve minutes. Jerry Slaughter seconds. Voice vote unanimous. Motion carried.

**TREASURER'S REPORT: John Jarvis**

1. 2007 Income and Expense sheet reviewed and discussed on a line by line basis. 11 categories in expenses with Categories 2 and 11 expanded for greater detail.
2. Total expenses for 2007 were \$40,519.45 with an income of \$32,338.13. This amounts to a deficit of \$8181.81.
3. Year to date Net Worth is \$30,145.44, which includes cash, checking and savings account.
4. Dennis Ogata asks about providing a projected budget. Discussion ensues over how rolls should be formed under Quicken. John advises that budget is based on past year's expenses. Pam Briegal motions to approve Treasurer's Report. Frank Janny seconds. Voice vote unanimous. Motion carried.

**MEMBERSHIP DUES UPDATE: Pam Kekes**

1. Discussion: Dues in arrears are hard to collect. Foreclosures are hampering collection because banks don't have to pay dues on properties even if a lien has been filed. John Jarvis explains that if a mortgage was written prior to the conditional lien filed by HLPOA in 2005, then that mortgage is in a first lien position and HLPOA is second. In order to collect for dues, HLPOA must first pay off the first lien position. Debt deflation is probable on most properties, so acquiring a first lien position is not feasible.
2. Joyce Wilde and Susan Katon were elected as new board members under the write in vote.
3. Pam reports that the dues increase has been voted on and approved by a margin of 2:1.
4. John Jarvis publicly recognizes all the outstanding work done by the Association President Pam Kekes.

**COMMITTEE REPORTS:**

**A. Lakes Report- Fred Marion**

1. Hi-Land Lake has a proliferation of unwanted weed growth. Fred reminds everyone that fertilizer ends up in the lake and promotes growth. Weed control on Mickey Karl was not favorable due to prohibition of treatment on native species. Applicators will only provide herbicide and treatment as permitted by MDEQ. Bob Dolata expresses liability concerns on potential issues from the MDEQ related to his work grading and dredging the boat launch. Burning vegetation should be kept away from the lake edge. Zebra mussels have greatly increased the water clarity as they filter the water to eat plankton.
2. Fecal coliform testing has been done and returned satisfactory. Fred appeals to membership for volunteers to deliver water samples to the testing facility. Several members offered to assist.
3. The lake levels should begin to go down around November 2<sup>nd</sup> 2008.

4. Fred passes out awards for the 2008 Fishing Derby. Trophies were handed out to the young anglers as well as grab bags of fishing tackle donated by local Bassmaster.

**B. Roads: Liz Christian**

1. Reports she hopes to have more money for future road projects. First, she'd like to have 100 cubic yards of new gravel each year. She wants to fix areas that persistently wash out in heavy rains.
2. The lack of grading at the north end of Inner Drive was questioned. Grading had not been done in the past due to complaints from a neighbor who owns the property adjacent to that segment of the road. Liz Christian stated that the Hell Property Owners Association owns that part of Inner Drive. John Jarvis suggests that the grading contractor for HLPOA may be more willing to grade the end of Inner if we indemnify contractor against legal action. Bonnie makes a motion to indemnify contractor following discussion of indemnification limits. Jack Morris summarizes the motion as indemnification of legal actions if, and only if road is not widened beyond its current width and that specific language of the document is to be reviewed by HLPOA board prior to approval and issuance.
3. Dick Knight questions why the association pays for snow to be plowed on the segments of roads owned by Livingston County. Liz states that the county does not respond quickly enough after a snowfall to allow access to association roads.
4. Pam Kekes recognizes Liz Christian and Bob Dolata for all their volunteer road work efforts.

**C. Buildings: Jack Morris**

1. The association building needs a new roof and cost estimates have been received. No work has been scheduled due to deficit spending in 2007. A dues increase will determine whether there will be additional monies to fund such projects.
2. A new gate is needed for the boat launch.

**D. Chanticleer: Jeri Gregory**

1. A suggestion was made to Jeri to publish the lake rules and safety concerns in the newsletter.

**NEW BUSINESS:**

**A. Community Social Events**

1. Victor Banta suggests a kayak/canoe adventure be organized for October 11<sup>th</sup>, 2008 in memory of Larry Broat. He suggested it be the first of an annual event
2. Pam Kekes asks for other wonderful ideas and events. She advises the Trisha O'Brien is working on a welcome packet for new members.

Meeting was adjourned. Pirate Regatta and picnic to follow.

Respectfully submitted,

Jack Morris and Trisha O'Brien