

## MINUTES OF LOHA BOARD MEETING ON NOVEMBER 15, 2007

The meeting was called to order by President, Kevin Hawkins, at 7:46pm. Secretary, Carolyn Bree, read the minutes of the October 18, 2007 Board Meeting. Tom Schulz made a motion to accept the minutes as read. Sue Miller seconded the motion. The motion was unanimously approved.

### REPORTS

President, Kevin Hawkins, had no report. He invited the new Board members present to introduce themselves. They included Sharon Gwin future Publicity Director, Lee Howell future Expeditor and Debra Gurney future Vice-president. Also present was Pam Pope, future Social Director.

Vice-president, Cliff Miller, had no report.

Secretary, Carolyn Bree, reported that there were additional volunteers who helped deliver the recent newsletter.

Treasurer, Gordon Woolslayer, was absent.

Boating Director, Lou Tiernan, was absent.

Expeditor, Tom Schulz, asked that Cliff Miller check on the gate closure after it is opened for Tom Koenigbauer's boat to be removed from the water on Friday. He reported that some boat slip owners have not re-locked the gate after taking out their boats out of the parking lot.

Legal Director, Carol Leonard, reported that she sent a letter to Waterford Township on September 26, 2007 and was asked to call back in one month. She did and then was asked to call back in two weeks. After that call back she was asked to call back in one week. She has not made the last call. Tom Schulz stated that he talked with Bob Vallina, Code Enforcement Director, and that Bob hadn't talked to Carol Leonard. Tom reported that all lots in the subdivision were coded R-3 (residential) in 1953 when the land was subdivided. He stated that there would be no way to change the law. Tom stated that if the problem had been addressed in July/August, no citation would have been issued this year and boats could have been stored. Bob indicated that the township had aerial photos that showed boats parked at our beach for numerous years. Tom said that charging for boat parking seems to date back to 1992-93. Lee Howell asked the meaning of R-3. Tom gave information about the R-3, residential ordinance. He also provided information about the ambiguity of the ordinance that allows for licensed vehicles to be parked in driveways, but not boats, campers or recreational vehicles. Mr. Vallina has been involved with changes to the township ordinance in regards to parking of boats and recreational vehicles on private property. Tom stated that Jayno Heights allows parking of boats on their beach property. Mr. Vallina was aware that there maybe other subdivisions that have that situation, but because ***NO ONE has*** filed any complaints with the township, there is no reason to waste township resources on these 'possible' violations. Some residents in our subdivision have brought up the legal term, 'variance'. The assumption was that we could obtain a 'variance' on the current

classification of "R-3" for the beach. That's not going to happen as it would be against state law, as currently written. The 'variance' with the township attorney would be to allow LOHA to store boats without the legal requirements of all other commercial storage lots in the township. They are required to have the area fenced, lighted and the storage owner must carry insurance. The Association could be considered a business if boats are parked in the lot. However, the Association is a tax-exempt, non-profit identity. Tom also provided information about the cause of the problem and the loss of income, \$2,500. - \$3,000., for the Association. A discussion of the problem's cause followed that gave new Board members detailed information. There are specific steps to follow once a complaint has been filed with code enforcement. Had LOHA acted in a timely manner, as stated above, we could have stored boats this winter and continued to work with the township on a 'variance' for the rules which may or may not have been applied for boat storage in the township. A discussion of the LOHA resident who filed the complaint with the township followed Tom's explanation. It included possible ramifications of malicious and non-malicious behavior followed. It was determined that non-malicious behavior did not warrant consequences.

Social Director, Sue Miller, gave no report.

Safety Director, Dan King, reported that 24-36 new buoys were needed to surround the swim area. Although the cost is \$3.95 per buoy, he stated that the price would be reduced depending on the number of buoys purchased. He stated that he was not given a number for a reduced price.

Promotional Director, Mary Hawkins, gave no report.

## OLD BUSINESS

There was no old business for discussion.

## NEW BUSINESS

1. Absentee Ballots to Increase Members Voting Participation – Tom Schulz introduced the idea of absentee ballots for Board Election. He stated that this would necessitate a By-law change. Absentee ballots, as well as notices of any special meetings, would be available on-line and passed out with the newsletter before the election. This will allow the "Snow Birds" and the evening workers a chance to be included in the elections. He also wanted to reinforce the rule of one vote per household. Kevin Hawkins stated that the proposed change would require a Special Meeting. It was suggested that a Special Meeting could be scheduled on the same date as the December Regular Meeting. A notice for a Special Meeting must be posted seven (7) days before the date scheduled. Tom said that he would get the information out. Sharon Gwin asked how present voters would be distinguished from the absentee voter. Information was provided about a check in procedure at the Election Meeting when a voting stick would be provided. Tom stated that it would be the responsibility of the new board to implement the by-law

change. Kevin Hawkins expressed concern that this type of voting would allow for uninformed/unaware voting. Kevin stated that members that choose not to come or are unable to come to meetings and other LOHA functions, would have very limited resources from which to cast a vote that would be equitable to the organization. There was also a discussion about the status of the Association if there would be no volunteers for board offices. It was mentioned that the beach property without care could be taken over by the township.

2. 2008 Proposed Budget – A copy of the 2008 Proposed Budget was given to participants at the meeting. Treasurer Gordon Woolslayer had prepared the line item incomes and expenses. The Budget Committee reviewed and revised what Gordon submitted as the recommended budget based on a few mitigating issues. These items were discussed and a reduction of the overall budget by \$1,000.00 was included, based upon the loss of income from the winter boat storage. The committee members stated that they felt it would be fiscally irresponsible not to acknowledge a significant loss of this nature and adjust the budget accordingly. There was overall agreement expressed by the board members present, as well as the new incoming board members present and participating in the discussion. There were questions about the decrease in line items for Goose Clean-up, Newsletter and Lawn Service. The only suggestions to change the budget were to increase fund raising income and to find volunteers to mow the beach property. Cliff Miller made a motion to accept the projected budget and to present it at the December 4<sup>th</sup> Regular Meeting. Dan King seconded the motion. The motion was unanimously approved.
3. Rules and Regulations – Cliff Miller stated that the Board had not approved a Rules and Regulation update for the use of the beach, pavilion and marina. Tom Schulz stated that the Board members were given a chance to provide input. He recommended that Cliff organize ideas that have been suggested and present those recommendations at the December 4<sup>th</sup> meeting.
4. Holiday Decorating Contest – Pam Pope stated that an anonymous donor, who didn't want to see this tradition omitted, would provide the prizes. There was a question as to who would facilitate the activity. Mary Hawkins said that she would handle the activity. Pam together with Sharon Gwin and Carol Leonard would get a flyer out before the holidays. Pam said that the flyer would include information about a Ladies Auxiliary activity to collect toiletries and socks for Lighthouse and the Baldwin Center respectively.
5. Monetary Donation to the Waterford Church of Christ – There was some discussion regarding a previous Board decision to provide a donation in gratitude for the many services that the church provides to LOHA. Many board members did recall voting for this. However, after a brief attempt to find reference to it Kevin Hawkins proposed that a check in the amount of \$200.00 or \$250.00 be given to the Church of Christ for their support of the Association. There was some additional discussion. Kevin then made a

motion that LOHA present a check in the amount of \$250.00 to Reverend Parks and the Waterford Church of Christ at our December Membership meeting. Tom Schulz seconded the motion. It was unanimously approved.

Sue Miller made a motion to adjourn the meeting. Tom Schulz seconded the motion. The meeting was adjourned at 9:37pm.

Respectfully submitted, Carolyn Bree, Secretary