

L.O.H.A. GENERAL MEETING MINUTES- APRIL 26, 2016

The meeting was called to order at 7:30 pm by Lee Howell. Twila Setla read the General Meeting minutes from December 1, 2015. Lee Howell asked if there were any comments, questions or proposed changes to those minutes. None were made and Lee Howell made a motion to accept the minutes as written. Motion was seconded by Don Swanson and motion was unanimously approved.

Lee suggested that the discussion on the budget shortfall be held until the old business portion of the meeting.

BOARD REPORTS

President

Lee Howell received a call from Dan Meloche stating that he would open beach gate in the mornings. Jake and Dan will share this duty.

Vice president

No report

Secretary

No report

Treasurer

Jessica Baker reported the following;

Check account balance \$2,460.28

Boat account balance \$13,280.97

Savings \$13,755.23

Investment \$74,077.73

Jessica stated that she will begin sending an e-mail of the account balances to the Board Members weekly.

Boating

Jerry Chamberlain reports that all boat dock slips have been passed out. At this time there is 12-13 boats still in storage and the gates are open daily for boat removal

Expeditor

Bob Makja will call for portal potty and dumpster delivery. He will leave the fencing around the gardens until after beach cleanup day. Bob &/or Joe will check with the Sprinkler company. Twila suggested Clarkston Sprinkler and will call to ask if they handle commercial accounts. Bob suggested waiting until after beach cleanup to have the sprinkler system opened.

Mary Lou Osborne suggested that the flower bed closes to the parking lot be totally removed because it is overgrown due to poison ivy and not being able to maintain it. Lee Howell will check with lawn service if they can do this.

Legal

Don Osborne no report. He still plans to connect with Waterford Township Clerk's office regarding Making Waterford More Walkable.

Donna Heyniger, asked about repairs of sidewalks. Lee Howell explained that the sidewalks are owned by the county, but the residents and the Township are responsible for the maintenance. Don Osborne stated that the maple trees were planted in the mid 70 as a beautification projects.

No Soliciting signs look pretty good, but Donna H says they are not working because she has had at least 4 since she moved in.

Promotional

Lynn Woolslayer reports the beach cleanup will be May 7, at 10:00a.m., coffee and donuts will be served to volunteers. Alternate date will be May 14. Beach open day will be May 21, at 11:30 a.m. with lunch and gathering, Garage sale June 2 to June 5. There will be an advertisement placed in the Oakland Press. Directories have been printed and she would like some help delivering them. Lynn stated that she is not responsible for incorrect numbers because people didn't reply on time. She has delivered welcome packets to 4 new neighbors. Lastly, she will not be available for Promotional position in September.

Judy Santavicca asked if her check should be two separate checks for LOHA membership and Boat slip. Lee responded yes if possible.

Safety

Absent

Social

Absent

OLD BUSINESS

Lee Howell reports the status on the Seawall. The contract has been signed with Michigan Marine to do the construction. Some minor changes were made but not set in stone.

From 12x36 to 10x26,

4 ft long deck eliminated, replaced with walkway from top of hill to deck to make it handicap assessable 4x12 walkway, reduced decking amount by \$2500.00

Spoke with Bryan Meadows, permit has been started and cost about \$1100.00. It will be ready in about 90 days, may start the project after Labor Day. Permit is good for 5 years,

Paulette H asked how long it will take to complete, Lee responded 10-12 days.

Topic: Lee Howell gave the following explanation and recommendation regarding the budget shortfall for 2016.

The budget each year is based upon 80% of the prior year's income with the other 20% going into the savings account. The money that goes into the budget is used for general operating expenses.

In 2012, the finance section of the by-laws was revised. That was the year that we installed the new boat docks and the boat fund was completely depleted. The Board decided at that time that the boat fund income (boat slip fees of \$6200.00 per year) would remain in the boat fund for a period of time, and not go into the general fund, until such time that the boat fund could be built up to a point where it could cover normal operating expenses and the possibility of replacement of portions due to wear and tear or damage. Since the boat fund income was not going into the general fund (checking), it was thus not available for use for general operating expenses and should not have been included in the general budget. Unfortunately, this income was included in the budget since 2012 and thus we have had an over-inflated budget (money available for general use) and this year it has caught up with us and we have very little money available for payment of beach guard expense, approximately \$900.00.

Now, the good news is that everything I've said to date is referring to a budget or accounting problem. All of the income we've received is still there and has been used for expenses. There has been no loss of any actual money. We have managed to put aside the 20% for savings each year and had money for special projects which was paid for out of the savings. But, as long as we continue to not make any of the boat fund money available for general use, we are going to continue to have a yearly budget shortfall. This shortfall, I have realized, is going to roughly equal the 20% we set aside for savings each year. Thus, I am recommending the following actions to correct the shortfall for this year.

1. Do not put the 20% of last year's general income into the savings. Retain it in the general account. Last year's income (less the \$6200.00) was roughly \$14,000 and 20% is \$2800.00.
2. Put the 20% of boat fund income (\$1240.00) into the general account (checking) instead of into the savings account.
3. This totals approximately \$4000.00.
4. We have historically budgeted around \$4500-\$5000 for beach guard.
5. Authorize up to \$1000.00 for the current year to be taken from the savings account to be used only for beach guard expense, if necessary.

Regarding the ongoing shortfall problem, I do not recommend that we take any action this year except the above, to change the current boat fund policy and the board will review this policy on a yearly basis and make recommendations at the general meeting. I don't think that the current boat fund has enough money at this time to cover possible damages but this can be reviewed again at the next budget general meeting.

Donna Heyniger asked how the shortfall will be made up in the future.

By not saving the 20% from the General and Boat fund, instead move it to the General fund.

Jerry Chamberlain voiced concern that the Boat members are being penalized two times.

Boat members are also part of the Beach.

Lynn asked about a clause in the by-laws to have a Special meeting to approve the 20% to be moved.

Don Osborne moved that we have a Special Meeting to move on Lee's suggestion, approve the amount to be taken out of the Savings account; we'll proceed to move the 20% from the General and Boat fund to the savings. Will review at the next Board meeting, when we are coming to a point that we are running out of money, we will set a Special meeting date.

NEW BUSINESS

Don Swanson needs help closing the gates at 10:00 pm, he asked for volunteers to sign up for a week at a time Sunday to Saturday.

Jeanette asked if the beach guard should be responsible for making sure that the boat dock gate is locked. Lee explained that all boat dock members have a key and they are responsible for ensuring that the gate is locked.

Mary Lou Osborne made a motion that the Board of Directors' meeting be changed from 7:30 to 7:00pm, Paulette Howell seconded the motion. Motion was carried.

Next Meetings

The next General Meeting will be September 27, 2016, 7:30 p.m. to be held at the Waterford Church of Christ.

The next Board of Directors meeting will be May 17, 2016 7:00 pm at the home of Don and Mary Lou Osborne.

A motion to adjourn the meeting was made by Don Osborne and seconded by Lynn Woolslayer.

The meeting was adjourned at 8:45 P.M.

Respectfully submitted:
Twila Setla
Secretary

