

# Lake Oakland Heights Park Association Meeting Rules of Order

September 16, 2020

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## **Call to order**

The meeting was called to order at 7:10 PM on September 16, 2020 by Jim Williams.

## **Attendees**

### **Board Members:**

President – Jim Williams  
Vice President – Don Swanson  
Treasurer – Cheryl Baker  
Secretary & Website Editor – Jessica Baker  
Expeditor – Jim Brumm  
Legal Director – Mark Cunningham  
Promotional Director – Mary Lou Osborne  
Safety Director – Lee Howell  
Co-Expeditor – Keith Bowling  
Newsletter Editor – Carolyn Bree

### **Playground Subcommittee Members:**

Melissa Lengers  
Vicki Martin  
Christina Wells  
Courtney Green  
Katie Zimmerman

### **Lake Oakland Heights Park Association Members**

## **Board Members not in attendance**

Boating Director – Vacant  
Social Director – Vacant

## **Reason for Special Meeting**

This special meeting was called by the Board of Directors and the Playground Subcommittee to present to the General Membership the proposal for the new playground at the park, and to request a vote to allocate funds from the Lake Oakland Heights Park Association Savings Account to be used towards the project.

## **Playground Subcommittee's Proposal Presentation**

The playground project started originally with the 2018-2019 Board of Directors. The subcommittee was formed by Stephanie Slazinski, Christina Wells, Cheryl Baker, and Jessica Baker to look into getting new playground equipment and do fundraising for the project.

Starting in June 2020 there were multiple other members added to the committee and an official project charter was drawn up by then project manager Stephanie Slazinski. The goal was to have equipment available for children in all age groups (2-5, 5-12) as well as ADA accessible items.

After the charter was presented to the Board of Directors on June 16, 2020, the Board of Directors approved for the subcommittee to move forward with getting a proposal together with the caveat that the board gets to approve the proposed playground before it is presented to the General Membership.

The playground subcommittee presented the plan to move forward on the new playground project at the July 28, 2020 General Membership Meeting, and at the time were only working with a company called Miracle Midwest. Since that meeting the subcommittee has been in contact with four different companies; Miracle Midwest, Snider Recreation, Great Lakes Recreation Company, and Creative Recreational Systems. There were a total of 13 different proposals presented by the companies ranging in price from \$61,000 to \$100,000.

After much consideration, Great Lakes Recreation Company who works with Little Tikes Commercial Equipment had the best proposal when broken down by items and costs. They had originally supplied the subcommittee with 5 quotes that only contained a structure, swings, and spinner, with the installation and shipping.

Great Lakes Recreation Company's original quote for \$61,000 was then developed to meet the needs of the community. Three small roofs were added to the structure for some shade and per the children's "Dream Playground" contest, most children wanted a spiral slide. Great Lakes Recreation Company was able to modify the original structure by replacing one of the three original slides with the spiral slide.

While speaking with the representative from Snider Recreation, who came to the beach one day to meet with the subcommittee, she strongly recommended their Comet II spinner. This item is only available through Burke Equipment, but Great Lakes Recreation said it would not be a problem for them to purchase from Burke and install.

The original charter called for handicap accessible features and this proposal has those with the inclusion of the ADA compliant Revolution Spinner, Inclusive Swing Seat, and ADA Transfer steps on the structure itself. The committee requested quotes on getting a handicap ramp installed on the structure as well, but the cost of including a ramp on any structure was out of budget for this project.

There are multiple "a la carte" items included in the proposal. These items are the Talk Tubes, Solo Spinner, Lola the snail Spring Rider, Infinity Triple Climber, Concerto 5 Congas, the Burke Comet II Spinner and Benches.

The playground subcommittee is looking for a donation from someone within the association to lay a concrete path from the parking lot to the ADA Compliant Transfer Point Stairs.

The original charter called for the colors to be natural colors that complement the landscape, and the committee has achieved this by going with a blue and light grey color scheme that has a couple of small pops of bright colors, for example the snail rider, which is a small item for ages 2-5 would be an orange color.

The flooring must be low maintenance and provide safety per the original charter, this is achieved by using Engineered wood fiber which is sometimes referred to as playground mulch. This is the only flooring option within budget for the project. It would require a refresh every 2-3 years as maintenance, with a cost of approximately \$1,500.00.

Per the Estimate from Great Lakes Recreation, the total cost for all equipment, freight, installation, and the surfacing and border for the area will equal \$81,800.63.

As of the time of the meeting the subcommittee has raised \$70,800.63. Needing only \$11,000 for the playground. Per the budget it is shown that approximately \$6,000.00 a year is paid to the beach guard and goose cleanup person annually. \$5,000.00 to beach guard and \$1,000.00 to goose cleanup.

Per the By-Laws, one of the purposes of the association is to propose the social welfare, educational, and recreational interests of the residents. Over the past five years there has been approx. \$500.00 put towards playground maintenance.

As of 9/16/2020 there is \$22,897.67 plus an additional \$4,000 investment amount in the Savings Account. The subcommittee at this time is asking for less than half of the current savings to make this playground a reality for the residents. The Subcommittee did also bring up the Boat Fund of \$27,584.18 but knows that this account is off limits for any projects not involving the marina.

The Subcommittee is hoping that this project has ignited a passion and momentum within the community to start future projects to make this an even better association.

The committee is prepared to cut items to be put into a possible phase II if total funds are not granted. This way the bulk of the playground can be installed this fall for a spring grand opening, and a phase II can take place at a later date if necessary.

## **Board Presentation on Savings Account**

The board is in full support of the project, and of the nine current board members and one non-voting member, nine have contributed between monetary donations, bottles for the bottle drive, and items for the garage sale fundraiser.

Jim Williams clarified that the payment to the beach guard of approximately \$5,000.00 is for checking membership and keeping an eye on the property, not for running the weenie shack. Every beach guard gets the opportunity to also run the shack as an additional bonus to watching the beach. All proceeds and expenses from the shack are to the beach guard, not the association.

The Association's savings account is to cover unexpected maintenance costs and to save for large maintenance projects. This account has on average an increase of \$4,500.00 a year depending upon the income from the year. 20% of the income for a fiscal year is added to the account after the audit for that year is completed.

The break-wall on the playground side of the property has been estimated to last between 3-7 years and the board has received a budgetary quote for \$40,000.00-\$50,000.00 that will need to be raised for the replacement.

Jim Williams clarified that the boating fund is fully to support the ongoing maintenance and to save for eventual repairs to the marina area.

At the June 16, 2020 board meeting when the charter was presented, the board agreed to have a dedication plaque for monetary donors that will be erected for the opening of the playground.

## **Questions from Members**

There are many grants available for raising funds for community improvement projects, have any of these been investigated?

Melissa Lengers stated that at this time the subcommittee has not investigated any grants, but would be glad to look into them if needed.

Jim Williams stated that at the beginning of the project, tax-exempt status was investigated for allowing large donations, and due to the scope of the association it does not meet the requirements. This may come into play with the grants, but it is good to research to see if this is the case or not.

The association applied for Tax-exempt status that could save \$4,341.46. Why do we not wait for the tax-exempt status to come back as approved before proceeding with the playground.

The quote for the equipment is for this year, with end of season pricing. By waiting for the tax-exempt status which could take anywhere from 3-6 months, it would void the current pricing, and we would be attempting to get the equipment at peak selling time resulting in higher costs.

Is there going to be insurance to cover the equipment?

The association has liability insurance on the current playground, by having a playground in the policy the equipment does not affect the liability coverage cost. The board of directors is working with the insurance company to get a quote as to property insurance on new equipment and will make that quote available as soon as it is received.

Is the barrier around the playground flush or raised?

Since Great Lakes Recreation Company does not plan on excavating due to they prefer to build on grade, the committee is hoping that where the large structure near the parking lot is will be flush. Will look at different ways to add ramp access to other areas around the border to allow access to raised areas from more than just one entry point.

Is there a way to add security system to the property to protect the area against vandalism?

This is something that the board has been looking into for a couple of years. Have not received any pricing at this time and is something that can be continued to look into, if future budgets allow for the maintenance costs of a system.

How many children are in the neighborhood that are members and will be using these facilities?

There has not been an assessment of how many children are members of the association. From events from this past year, it is estimated to be at least 50.

Has any members of the committee had experience with sound from conga? Concern for residents by beach.

The conga does not make a lot of sound, it is more of thuds than typical drums or chimes.

Are we keeping any of the old equipment?

None of the equipment besides the wave, which is to be relocated by the board of directors is being kept. The small structure by the beach is in the process of being sold, and the monkey bars have been claimed by a member of the association.

## **Motions**

Proposals for fund allocation:

Board of Directors proposed to allocate \$7000.00 from the savings account towards the project.

The Playground Subcommittee proposed to allocate \$11,000.00 (the remainder needed) from the savings account towards the project.

Jim Williams held a straw vote and due to the closeness of the results, determined a Roll Call Vote needed to be held.

Roll Call Vote Held on Playground Subcommittee proposal for \$11,000.00 (or remaining funds) to be allocated from the savings account to the project.

Result of Roll Call Vote: 43 members voted. Approved – 28 Disapproved – 15. Motion Passed.

The membership approves to allocate \$11,000.00 to the playground project from the savings account. Any additional monetary donations or fundraising funds the committee brings in between this meeting and installation date will be deducted from these funds.

## **Next Meetings**

The next monthly board meeting will be held on October 20, 2020 at 7:00 PM at Location TBD.

The next General Membership Meeting will be the Election meeting, held on September 29, 2020 at 7:30 PM at LOHPA Beach.

Roland Jakel made motion to adjourn the meeting, Melissa Lengers seconds motion. Vote Occurred, Motion Passed. Meeting Adjourned at 8:38 PM.

**Jessica Baker**

**Secretary**

**9/16/2020**

**Date of submission**