

Lake Oakland Heights Park Association

Meeting Rules of Order

September 29, 2020

Call to order

The meeting was called to order at 7:37 PM on September 29, 2020 by Jim Williams.

Attendees

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

Board Members not in attendance

Treasurer – Cheryl Baker
Boating Director – Vacant
Social Director – Vacant

Approval of minutes

Keith Bowling read the minutes from the July 28, 2020 meeting. The minutes have been posted to the website. Tom Scholtz made motion to accept minutes as read, Carolyn Bree seconded. Vote occurred and motion passed.

Board Member Reports

President – Jim Williams

- * New LED lights have been installed, waiting for DTE bill to see reflection of change to cost.
- * Cones have been set up in parking lot to keep a path for the playground company to get access for install.
- * In regards to concerns for how the Bylaw change proposals were announced, they were both presented in the newsletter for September and October.

Vice President – Don Swanson

- * Thank you to everyone who helped with gate closing
- * Working on keeping fencing up for goose deterrent

Treasurer – Cheryl Baker

- * Account Balances:
 - ❖ Checking: \$10,066.30
 - ❖ Special: \$26,897.67 - \$4,000 of which is investment account.
 - ❖ Boating: \$27,584.18
 - ❖ Playground Funds: \$5,921.73
- * Current Membership:
 - ❖ Regular: 120, Senior: 75, Total Memberships: 195 Households
- * Budget:
 - ❖ Budget for 2019-2020 Fiscal Year was \$17,518.50
 - ❖ Current Expenses are at \$16,529.55.
 - ❖ Expected expenses estimated to be \$2,655.00

- August Lawn - \$175.00
 - September Lawn - \$350.00
 - DTE September - \$180.00
 - Goose Cleanup (5 weeks) - \$350.00
 - Beach Attendant (5 weeks) - \$1,600.00
- ❖ This would leave us over budget by \$879.55 if expenses estimated correctly

Secretary – Jessica Baker

- * Board Position folders have been created and will be handed out at elections to the members elected to the positions.
 - ❖ Each folder has a copy of their specific position, the current Bylaws, a meeting schedule for the board and general meetings for the fiscal year, the current improvement list as last updated August 14, 2020, Beach, Guest, and Boat Club Rules and Regulations sheets, and the updated procedures for how the boat slip waiting list is handled and unauthorized use of the boat ramp. There is also a document created that has community ideas that was shared on Facebook about events and clubs for the board to investigate implementing into the community for the next year.
 - ❖ Additional items to be added to the folders are board contact list for the next fiscal year and board G-mail and Facebook login information.
- * All minutes and documents from 2019-2020 fiscal year to be put into the LOHA Documents folder, tonight's minutes will be added within a week after this meeting.

Website Editor – Jessica Baker

- * Working on implementation of a members only area, will be active by the end of 2020 calendar year.
- * All information on the website is up to date as of last meeting and newsletter.

Expeditors – Jim Brumm & Keith Bowling

- * Cage is now cleaned and organized
- * Asking members to not keep personal items in the cage for the whole season

Safety – Lee Howell

- * If you would like to store your boat, please contact Lee for form. Boats may not be stored until form and payment have been received by the board.
- * If storing your boat your name or MC number must be visible on the shrink-wrap

Legal – Mark Cunningham

- * No report

Promotional – Mary Lou Osborne

- * 8 new residents have been greeted since summer
- * 25 participants in garage sale

Newsletter – Carolyn Bree

- * No report

Boating – Vacant

- * No Report

Social – Vacant

- * No Report

Old business

- * Playground Status Update
 - ❖ Down payment has been made and order placed
 - ❖ Estimated shipping end of October, install early November.
- * Improvement List
 - ❖ Heron carving painting and coating – Thank you to Ken Matheis and crew.
 - ❖ Wood box -Thank you to Lee Howell for the work on putting it together.
 - ❖ Donation and installed 2x6 boards to the break-wall – Thank Georgina Pieciak Pietrzak and family.
 - ❖ Board folders – Thank you to Jessica Baker for putting together
 - ❖ Goose Fencing – Thank you to Don & Joann Swanson for building the wall.

New business

- * Election of 2020-2021 Board of Directors
 - ❖ President
 - Amy Holmes volunteered herself. Seconded by Melissa Lengers. No other nominations or volunteers. Vote occurred.
 - Amy Holmes accepted position.
 - ❖ Vice President
 - Twila Setla nominated Don Swanson, seconded by Tom Schulz. Don accepted the nomination
 - Melissa Lengers nominated Craig Hollingsworth, seconded by Vicki Martin. Craig accepted the nomination
 - Vote occurred, approximately 2/3 of the votes were for Don Swanson. Don Swanson accepted the position.
 - ❖ Secretary
 - Jessica Baker volunteered herself, seconded by Amanda Pieciak. No other nominations or volunteers. Vote occurred. Jessica Baker accepted position.
 - ❖ Treasurer
 - Cheryl Baker was not available to attend the meeting but verified with Jessica Baker that she volunteered herself for the position of Treasurer and sent Jessica Baker as her spokesperson, Courtney Green seconded. No other nominations or volunteers. Vote occurred. Jessica Baker accepted position for Cheryl Baker on her behalf.
 - ❖ Boating Director
 - Shawn Knedgen volunteered for the position seconded by Courtney Green.
 - Dennis Grames volunteered for the position, seconded by Paula Ward.
 - Vote occurred, approximately ¾ of the votes were for Shawn Knedgen. Shawn Knedgen accepted position.
 - ❖ Expeditor
 - Keith Bowling Volunteered, Seconded by Melissa Lengers. ~~vol. Melissa second. 29~~
 - Amy Holmes nominated Joe Maule, seconded by Lisa Brumm, Joe accepted the nomination. 7
 - Vote Occurred. 29 for Keith, 7 for Joe
 - Keith Bowling accepted position as lead expeditor. Joe Maule accepted position as assistant expeditor.
 - ❖ Legal Director
 - Lee Howell volunteered for position, seconded by Tom Koenigbauer. – 24 votes
 - Courtney Green nominated Melissa Lengers, seconded by Vicki Martin.

- Vote occurred. 24 for Lee, 19 for Melissa. Lee Howell accepted position.
- ❖ Promotional Director
 - Mary Lou Osborne volunteered for position, seconded by Tom Schulz. No other nominations or volunteers. Vote Occurred. Mary Lou Osborne accepted position.
 - Lisa Brumm and Deb Sanger volunteered to assist.
- ❖ Social Director
 - Melissa Lengers nominated Christina Wells, seconded by Amy Holmes. Christina accepted the nomination. No other nominations or volunteers. Vote occurred. Christina Wells accepted position
 - Carolyn Bree volunteered to assist.
- ❖ Safety Director
 - Martin Edwards was not available to attend the meeting but verified with Jim Williams that he volunteered himself for the position of Safety Director, Jim Williams seconded.
 - Melissa Lengers nominated Michelle Figurski, seconded by Amy Holmes.
 - Vote occurred. Came out in a tie and had to be recounted.
 - Second vote occurred. 13 for Martin, 32 for Michelle. Michelle Figurski accepted position
- * Bylaw Changes Presentation, Discussion, and Vote
 - ❖ Two Bylaw Change proposals presented:
 - ❖ Vote 1:
 - Clarification of the effects of other sections of the By-Laws:
 - *The Board Member Qualifications are to include: they must be a member of a household that owns the house (whether that be by mortgage, land contract, ETC), in other words not a renter*
 - This is due to the fact that in the By-Laws currently, under Article IV Section 1 it states that a lessee may become a member with no voting rights. In order to be on the Board of Directors a member has to have voting rights.
 - ❖ Vote 2:
 - Presented and amended original proposal:
 - *The Board Member qualifications are to include: their primary residence must be within the Lake Oakland Heights Subdivision and if during their term on the Board of Directors a member of the board has a change in their primary residence that falls outside Lake Oakland Heights sub-division, then they shall forfeit the office within thirty days. The vacancy on the LOHA Board would be filled pursuant to Article VI Section 2.*
 - ❖ Discussion Held on both proposals
 - Craig Hollingsworth brought up that the two proposals that were presented were not his original presentation to the board.
 - This was discussed and clarified that the second proposal being considered was Craigs modified (30 days instead of immediate forfeiture of position) proposal and the first proposal was brought up by a couple of board members and was discussed at the same meeting.
 - Both proposals were presented in the newsletter and there are two separate votes.
 - Ron Santavicca suggested that we keep the bylaws the way they are due to there are homeowners who live outside the sub and rent their homes and they should still be eligible for being on the board. They may have experience or expertise in a position for which they are running.
 - Discussion regarding Renters held

- It was brought up that renters do not have the “vested interest” in the community that a homeowner does – This was also said to be not true, that many renters, especially those that are long term renters have the same vested interest in the community. It shouldn’t matter how someone chooses to pay for their home, whether it be by mortgage, land contract, or rent.
- Was brought up that it is discriminatory to exclude renters from having a vote and from being on the board.
- Brought up that from 1957 when the association was created until the 1980’s renters were not allowed to have beach privileges. Due to how other homeowners associations were set up in the area and how LOHPA is not a required association for residents to join, the way they had to give beach privileges to renters at that time was with no voting rights.
- It was stated that the proposals were presented incorrectly to the membership.
 - There was a small blurb in a newsletter, not the full text of the proposals
 - To make a good decision regarding the proposals, the membership should have been presented by mail a full text comparison of the current bylaws and the changes being presented.
- Was brought up that by allowing only owners and not renters to serve on the board and have voting rights, could leave us in a situation where there are mostly or only renters in the community and all the votes and board members are outside of the community but making decisions for those who live here.
- Lee Howell brought up that he feels that the association needs to move forward and allow both renters and owners to have voting rights and being on the board.
- Craig Hollingsworth suggested to table the topic of the bylaw change until a future meeting, where the changes can be proposed in a more appropriate manner to the membership for consideration.
- Jim motioned to table for future meeting, unanimously accepted.

Jim Williams made motion to adjourn the meeting, Joanne Swanson seconds motion. Vote Occurred, Motion Passed. Meeting Adjourned at 8:52 PM.

Next Meetings

The next monthly Board Meeting will be held on October 20, 2020 at 7:00 PM at the home of Christina Wells.

The next General Membership Meeting will be held on December 1, 2020 at 7:30 PM at TBD.

Jessica Baker

Secretary

09/29/2020

Date submitted

Items highlighted are amendments from Board of Directors

~~Items strikethrough and red are deletions from Board of Directors~~

Items in Green are changes made to documents discussed at meeting

Items in Blue are Secretary notes for information needed to be added or completed items