

Millianigan Corporation Minutes – September 4, 1982

The annual Labor Day meeting was called to order by Paul Gill at 9:30 a.m. All members were present except Hogans and Conrads.

James Denler made a motion seconded by Polly Schloss, to approve the minutes of the June 26, 1982 meeting. Treasurer, Diane Tweeten, reported a balance of \$1,123.19. She requested any outstanding bills be presented for payment.

Pat O'Connell, Chairman of Building and Grounds, reported that two foggers had been purchased and they and the materials are locked in the shed with each cottage owner having a combination lock.

There will be nothing done about the outbuilding at the present time.

Pat will contact the Soales about our use of the beach area for next season.

Also, he will check on fence segments to screen the garbage dumpster in some way.

Finance Chairman, Doug Tweeten, reported that each cottage owner is responsible for taxes on their cottages. Property taxes are the responsibility of Millianigan. Owners may be asked to catch up on tax monies, which need to be paid by Feb. 1, 1983. If we don't get individual tax bills, Millianigan may need to ask each member to contribute in order to make the full payment.

The treasurer's books were audited and approved.

James Denler made a motion to ask Bob Sullivan to once again file our IRS Tax Return. Duane DeWitt seconded the motion and it was passed.

The Social Committee announced there would be a Pot Luck held this evening at 6:30 at the North End.

Bill Francis, Chairman of the Policy Committee, announced the need to update Rules and Regulations, the Occupancy Agreement and others.

Under Special Projects:

Fredlakes cleaned the beach area.

Jim Denler painted the Tennis Courts.

Rick and Dave painted the posts.

A special thank you to all of you and others who helped to improve and beautify our area.

Old Business:

Paul Gill led a discussion on guests. Enclosed on a separate sheet of paper are the recommendations proposed at this meeting and will be taken to a lawyer for clarification. A motion was made by Bill and seconded by Pete Schloss to formulate new guidelines through a lawyer. Motion was passed.

We are to contact Bill if any additions are to be made to the proposal as soon as possible as he will submit it 14 days from this meeting date. There will be a special meeting this Fall to vote on these new guide lines.

Bill Francis emphasized the necessity of every cottage owner to have their own Liability protection for their guests on the premises. A motion was made by Bill and seconded by Duane to seek legal advice on individual and corporation liability insurance. There may be a need to put riders into the Corporation Policy. All cottage owners are to submit a copy of their Liability Insurance by the October meeting. Also, this proof will be required yearly.

Building and Grounds received a request from Dick and Arlene Bruno to build a dormer on their cottage. The request was passed by a secret ballot.

Diane read a letter by Bruce Conrad granting permission to the Wails to vote on issues in his absence.

Doug suggested we check any prospective occupants to any cottage more carefully in the future. A proxy may be given permission for major issues which are posted in advance.

The corporation agreed to adopt Roberts Rules of Order.

Dick requested money to be allowed for chemicals to treat the weeds in the channel next spring. A motion was made by James Denler, seconded by Dottie Ghyselinc to all \$250.00 to cover this cost. Duane will need help in spreading the chemical. Nothing will be done about lighting the channel area at this time.

Announcements:

Duane found a rattle snake on the Island. All are cautioned and recommendation was made to cut the grass weeds down to the lake.

Duane looked into the possibility of each family owning individual cottages with common ground-according to Federal Law.

Election of Officers held. The following were elected:

Bill Francis – President (moving up from office of V.P.)

Pat O'Connell – Vice President

Janice Denler – Secretary

Diane Tweeten- Treasurer

Paul thanked everyone for attending the meeting and the hostesses for the delicious treats and coffee. Paul was given a round of applause for a very successful year as our President.

The meeting was adjourned.

Janice Denler, Secretary

Insert for Millianigan Members
Regarding Guests at the Cottages

The discussion was led by Paul Bill Sept. 4, 1982

Definition of Guest:

Anyone outside the immediate household of cottage owner. A guest would include married members of the family not living in the house, in-laws, parents and friends.

Limitation of guests:

In the absence of cottage owners, guests may be allowed to use cottage facilities and the CRA for a period of up to ten days annually, providing they comply with the rules and regulations of the corporation. This privilege may be allowed on no more than three separate occasions per year per cottage. Any exceptions will require special permission from the Board of Directors. Each cottage is limited to six overnight guests at any one time. Cottage owners planning to host more than six guests during the day, other than family, must obtain special permission from the Board of Directors.

Bill Francis will take this recommendation to a lawyer to have it clarified and establish it as a proposal for our rules and regulations.

If you have any questions, amendments or recommendations concerning guests, please contact Bill Francis as soon as possible, so that he may submit the above to the lawyer for clarification.