

MILLIANIGAN FALL MEETING

September 22nd 2007

At 10:12 am Larry Lubs, President called the meeting to order. The minutes from the special meeting of September 1st 2007 were read. A motion was made and seconded to approve the minutes. Dick Bruno gave his treasurer's report. The checking account has a balance of \$2,085.10 and the saving account balance is 13,457.63. All dues are up to date. Electric, trash disposal and taxes are due yet. Dick made a comment that no one knows what the tax bill will be yet. He estimated the winter bill would be around \$10,000. Taxes are paid from the dues collected. Owners of garages are assessed an additional amount (\$50-\$60) to cover the taxes due on the garages. No trash pick-up (disposal) is done from December 2007 through March 2008. Dick reminded everyone that the first quarter's dues of \$400 should be paid between January 1st and January 15th if possible. He will be leaving for Florida at this time. He will have his mail forwarded and can deposit dues collected in Florida also. Dick will send an end of the year tally of the savings and checking account to all. Dick handed out a proposed budget for 2008. The budget was derived from 2007 dues and expenditures. At the end of 2008 if the budget were held to \$4,000 would remain in savings as a rollover. A motion was made and seconded to approve the treasurer's report and budget. Larry Lubs revised the standing committee reporting for this meeting. He will have Ways and Means committee last. Finance committee no report. Dick Bruno stated he spoke with Tim Noveroske about auditing the 2007 books. Once Tim approves them some paperwork can be disposed of. An example was gas bills. Dick stated he has all of the checks written for them. Build and Ground committee report was given by Andy Walter. Andy reported he had an estimate to remove the nearly dead tree in front of his cottage. The local tree removal service quoted \$500 to cut the tree and \$100 to remove the stump. The tree behind Lub's cottage was discussed. It has dead limbs and is losing them on the ground. This tree has electrical wires through it. Trimming of trees were discussed. Andy will wait until spring of 2008 to see what state all of the trees are for trimming and or removal. A discussion was made about the replacement of the corporation tractor. The tractor was serviced this year for \$127. The year of the tractor is 1988. There was a discussion on purchasing a larger tractor possible with implements. A tractor is needed to mow and haul a trailer only? Dick Bruno made a statement that at the spring 2008 meeting a discussion will be needed on how much reserve of monies will be carried? This will be relevant as to what will be spent for a replacement tractor. The storage area needs to be cleaned up. Will the bridge need fixed? What about the wood along the fence line? Should it be removed? Clean up and burn it. Grass is growing in the beach area. A workday is set for October 27th. The dates for leave raking and burning were set for October 27th and November 10th. November 17th is an alternate date for rain. Please make sure that the grass is cut short. It is easier to blow the leaves. Make sure that the ashes are removed from all burn pits before the leave racking dates. Ontwa Township clean up days is October 5th & 6th. If you have any hazardous materials they will except if in correct state. Paint must be in a solid state (mix with dirt or sand). If you have appliances, sinks and or cabinets they can be disposed of. Tires and refrigerators will be accepted but there is an extra charge for them. The beach and shed area will be cleaned up today at 1 pm. Social committee no report. Bill Francis represented Ways and Means Committee. He handed out a detail

The Ways and Means Committee has met as requested and are recommending the following addendums to our current Occupancy Agreement, By-Laws, and Rule and Regulations. We have had three meetings to discuss the issues presented at the special meeting and are recommending the following items for your approval.

OCCUPANCY AGREEMENT:

Article I--- Plans for expending the corporations' annual funds under this article sub-sections A-H.

Article XVII—(add) This agreement may be modified in writing with the affirmative vote of two-thirds of the members present either in person or by proxy at a special or general meeting.

BY-LAWS:

Article VII—First sentence delete the majority and insert two-thirds.

Rules and Regulations:

Rule 19, Line one—delete that member and insert they. Line 9 insert dwelling after existing

Delete all of paragraph two and insert the following.

All external modifications and/or construction on corporation land must complete the following petition process:

1. Develop a detail written and drawn plan(s) to include specify length, width, shape, material to be used, time line, contractor, etc.
2. Present to neighbors on both sides for approval,
3. Submit plan(s) to Buildings and Grounds Chairman, so arrangements may be made for setting a date and time to discuss plan(s), for presentation at a general or special meeting. Chairman should submit copies of plan(s) to all members.
4. Two-thirds of the Buildings and Grounds committee must approve plan(s) in order to present them to the membership at a general or special meeting. A rejected plan(s) must be accompanied by an explanation for the rejection. Plan(s) may then be re-submitted to Building and Grounds or petition a secret ballot approval of two-thirds of the members present either in person or by proxy at a general or special meeting.
5. If a positive recommendation from the committee is given, a secret ballot approved by two-thirds of the membership present either in person or by proxy at a general or special meeting is required before modification and/or construction can commence.

Rule 17--- Add the following sentences: All expenditure and/or assessments costing \$200 or less per share require a simple majority vote. Budget items are exempt from the above statement. All expenditures and/or assessment costing over \$200 per share require a two-thirds vote for approval. Voting is by secret ballot at either a special or general meeting by all members present or by proxy.

sheet of each proposed addendums to our Occupancy Agreement, By-Laws, and Rule and Regulations. (Enclosed along with the minutes will be a copy of that detail sheet.) The major changes will be from a simply majority vote to a two-third vote of the membership. Our corporation was set up under a special act by the state of Michigan. A ballot containing four votes will be distributed. Bill explained each item before the vote concurred. A vote was called for. Below are the four vote items.

1. Article XVII Proposal
2. Article VII Proposal
3. Rule 19 Proposal
4. Rule 17 Proposal

A large discussion occurred about the two sheds that were built last fall (Bruno's and Stroud's). The meeting was adjourned for fifteen minutes before the votes were taken. The all four voted items passed with a two-third majority. (Twelve votes present and one proxy vote)

Larry Lubs called for all unfinished business. Paul Gill stated that apples were available. The spring and fall general meeting dates were discussed. A motion was made and seconded to hold the spring meeting on Memorial Day weekend and the fall meeting on Labor Day weekend as in the past. The motion passed. Lastly all of the membership should try to talk to each other. Respect that we are different. Millianigan has withstood issues with time.

Motion was made and seconded to close the meeting. Motion passed.

Members not in attendance:

Ewing, Wilson and Wail

Respectfully submitted,
June A. Stroud, Secretary