

## Meeting Agenda

May 23<sup>rd</sup> 2009

10:00 AM Indiana/Michigan time

- I. Call to order
- II. Approve the minutes from fall 2008 meeting
- III. Treasurer's report
- IV. Standing Committee reports
  - a. Finance
  - b. Ways and Means
  - c. Building and Grounds
  - d. Social
- V. Unfinished Business
  - a. Whether to proceed with Rip Rock project that was approved in fall meeting.
  - b. Aluminum pier project estimate review to replace wood piers.
- VI. New Business
  - a. Bill to inform members on the current water well issues.
  - b. Rule and Regulation article #15 to be amended for "Immediate" family to include brothers and sisters?
  - c. Rules and Regulation article #16 to be amended from members dwelling area around cottages cleaned and mowed by April 15<sup>th</sup> to May 15<sup>th</sup>?
  - d. Rules and Regulation article #18 reminder, members must provide "fire and liability insurance" annually to Millianigan Secretary.
  - e. The reminder that Rules and Regulation article #1, that members are responsible for compliance by themselves and their guest of all Rules and Regulations. Each member needs to see the Secretary to sign the signoff sheet annually concerning this issue.
  - f. Building and Grounds to present Denler's roof/awning proposal to cover basement stairs and concrete patio per drawing for approval vote.
  - g. The restoration of grounds (in timely matter) from both the Denler/Walter garage and McCullough new cottage construction.
  - h. The purchase of new timbers and addition sand for the beach area.
- VII. Miscellaneous Items for Discussion
  - a. Need a work detail to finish removing the old cut up logs on the back lot line. This could be moved to the island to be burnt. Also, the possible removal of the scrub brush that is remaining. This will allow boat trailers to be stored behind the garages.
  - b. Need a work detail to put in the piers this weekend.
  - c. Reminder of the trash recycle program. Anything to be recycled needs to be put in clear bags to be identified. They can be purchased reasonably from Martins Supermarket.
  - d. Should there be a designated area for guest to park?
- VIII. Call to adjourn meeting

**MILLIANIGAN SPRING MEETING**  
May 23<sup>rd</sup> 2009

At 10:00 am our President Bill Sabodor called the meeting to order. The minutes were read from the fall August 30<sup>th</sup> 2008 meeting. A motion to accept them was made and seconded. The minutes were approved. A suggestion was made by Karen Ewing to summarize or not read them in full in the future. For each member should have a copy of the minutes sent by the secretary after the meeting occurred. Dick Bruno reviewed the Treasurer report previously sent to the members. The current saving account balance is \$14509.92 and the checking is \$1091.90. The annual income is \$18000 from dues. The will be \$8200 yet to collect this year. These dues will be added to the saving account for around \$24000 in revenue. The taxes (approx. \$11000) and general expenses will need to be paid from this account. The balance of money available is around \$12000 for the corporation less any expenses agreed on in the meetings. A motion to accept the Treasurer report was made and seconded. The treasurer report was approved. There was not a finance committee report since Tim Noveroske was not in attendance. Bill Sabodor stated that some monies would remain this year providing no additional expenses occur. He made everyone aware of an on going issue with Mr. Delano concerning the Millianigan water well. There is a possibility of a litigation issue concerning it. Mr. Delano has been approval to subdivide his current home into two lake front lots and one back lot. The back lot has Millianigan current water well on it. The recommendation by the board was to hold off on any new large expenditure this year. Bill stated that Debbie McCullough resigned from the social committee as the chairperson. This position is open. There was a discussion as to who was on what committee. He stated that he was going to leave all previous committees as they were. The secretary will send out a copy of the committees to all members. No report from the social committee. Bill Francis gave no report from the Way and Means committee. Andy Walters gave the building and grounds report. The trash has been moved to Monday mornings. On busy weekends make sure anything large is set off to the side of the trash hopper. This is to assure that all garbage can be put in the hopper. The east property line is being cleared so that the boat trailers can all be stored behind the garages. Most of the clearing was done by the Stroud's and Dick Bruno. There still needs to be a work detail to clear the remaining area and remove two pine trees. Andy set this work detail for Saturday, June 6<sup>th</sup>. Bill Francis made a statement he was mowing outside of the fence area by the road and almost tripped the mower over. This area has sunk (sewer system setting of ground) and needs to be addressed by Building and Grounds. Andy will look at using some of the dirt from the clean up to possible fill this area on the June 6<sup>th</sup> work detail. A motion was made and seconded to accept the Building and ground report. The Building and Ground report was approved.

Unfinished business: Whether to proceed with the Rip Rock project was discusses for \$1600. Andy stated that Kline trucking quoted \$30 to \$35 per ton or \$600 to \$700 per truck. Andy was to get a quote from the Millianigan neighbor, Walls Trucking since he has a new 8-12 ton dump truck. This truck would do less damage. Andy would like to get one load to start. Andy stated that it would be better to get a smaller load in the summer so all could help with this project. In the fall the leaves become the primary focus. New Business was brought up about the sand being washed out over the winter because of the high water. The timbers issue was also brought up to hold back the new sand. It was address as to whether to use the already approved \$1600 to get one load of rip rock and one of sand. A sub-committee was formed of voluntaries (Karen, Dot and Andy) to address the beach issue of the timbers. This committee will report to building and ground. A motion was made seconded to leave it up to Building and Grounds to address and moved forward on the rip rock, sand and beach issue for the already approved \$1600. This motion was approved. The Aluminum pier project was reviewed. Dick Bruno received a quote for rollout type 48ft. section by 4ft wide at \$3900. Millianigan will need six sections. The board recommended that at this time the aluminum piers project would be tabled.

New business: Dick Bruno gave a statement on the water well issue. Mr. Delano has moved out of his home on Christiana Lake. Mr. Delano moved to Baldwin lake property. Mr. Delano has received permission from the planning commission and the Ontwa township board to subdivided his Christiana lake property. He has a little over 160 ft of frontage, but the house sits in the middle of this. If he were to move that house or destroy it, he could have two-lake front lot of 80 ft. each that is the minimum size in the lake residential district. The remainder of the property could become a third lot without lake access. The third lot has the Millianigan water well on it. If Delano would decide to move forward on this plan it could

cause us a problem. Delano has the whole property up for sale also. The other neighbor has his property up for sale (also on our well) for \$650000 for over a year. This neighbor had a potential buyer but then Delano house when up for sale and the buyer received a better offer from Delano. When this buyer found out about the water situation they backed out. Andy stated that a new six-inch well would be a minimum of \$10000 plus a above ground heated well house. Bill Francis stated that once Delano sold his property he would loss his right to the well. If Millianigan Corporation sold we would lose our easement for the well. This is per the Michigan Safe Drinking Act. Bill showed a document from 1977 that Shade Shore Recreation Club (the first year here this is what we were known as). This gives details of the easement and water rights. The warranty deed dated November 1977 also addresses the easement. Bill Francis also addressed the zoning board for Ontwa Township in 1981 for Wagon Wheel Estate #1. The old property was divided up; it was addressed that the old well easement would be replaced with a new one. A new warranty deed was given and it states that there is a 10ft well easement from our property to the well. Under Michigan law when you sell your land you will lose that easement rights. Bill believes that there is no issue as Millianigan holds the warranty deed for the easement. Therefore it is our well; we have the right for the water. There was additional discussion; the possible still remains for litigation on this issue. The local health department has Millianigan operation under a grandfather clause. The DEQ has come out on this issue also. Millianigan Corporation shows continuing record of ownership to the easement.

On the Rules and Regulation Article #15 to amend "Immediate family" to include brothers and sisters, the board suggested this go to the Ways and Mean committee first.

On Rules and Regulation Article #16 to amend the date from April 15<sup>th</sup> to May 15<sup>th</sup> for cottage clean up, the board suggested this go to the Ways and Means committee first.

There was a reminder that each Millianigan owner needs to get a copy of the "fire and liability insurance" policy for their cottage to the secretary upon your annual renewal.

Building and Grounds presented a favorable recommendation for Denler roof/awning per drawing. It was noted that Tim Noveroske was not in favor this; therefore a 2/3 vote would be needed for Denler to proceed. The basement stairs will be covered and the concrete will be removed and brick pavers will replace it. The basement stair wall will be covered with stone also. There was motion to approve without lights and speakers. The motion was amended to approve per drawing but with no intrusive lighting or speakers. The ballots were passed out for a vote. The roof/awning with the amendment passed with a 2/3 majority (12 to 2).

On the restoration of ground issue, Andy agreed to bring in a load of gravel to restore the road at the Walter/Denler expense. The McCullough are still in the process of completing their cottage.

A subcommittee will address the beach situation and report back to building and grounds.

Miscellaneous item: A work detail is scheduled for June 6<sup>th</sup> for completion of the clean up behind the garages for boat trailer storage. The piers will be put in at 2 pm today. There was a reminder given by the board that all recycles must be clear trash bags and put in the hopper. Anything except garbage can be recycled. On guest parking, the board reminded the owners that each should be considerate of their neighbors. The weeds will be sprayed in the channel and beach area on Tuesday, May 26 2009. No swimming for 1 day and no irrigation for 3 days.

A motion was made and seconded to close the meeting. The motion was approved.

Members not in attendance

Denler, Noveroske and Wail

Respectfully submitted,  
June A Stroud Secretary