

Meeting Agenda

May 29th 2010

10:00 AM Indiana/Michigan time

- I. Call to order
- II. Approve the minutes from Fall meeting September 5th 2009
- III. Treasurer's report
- IV. Standing Committee reports:
 - a. Finance
 - b. Ways and Means
 - c. Building and Grounds
 - d. Social
- V. Unfinished Business
 - a. Rip Rock project still one load yet to be delivered. What are the future plans for this project?
 - b. Rule and Regulation article #15, what are the legal issues on voting (trusts)? This was tabled at the fall meeting. This was sent to Ways & Means Committee to review.
 - c. Replace the stairs on the north side of the property going down the hill. This issue was tabled at the fall meeting. Andy wanted all ideas sent to him so he can review them with the building and grounds committee and have them quoted for costs.
 - d. A motion was approved to have a Labor Day Weekend potluck dinner this year. A social committee will need formed to address this.
 - e. Quotes for the aluminum pier project were to be obtained for both a roll out 48 ft. long by 4 ft. wide type and a 12 ft long by 4 ft deck only to be used with our current poles.
 - f. Reminder of Rules and Regulation article #18, members must provide "fire and liability insurance" annually to Millianigan Secretary.
 - g. 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.
- VI. New Business
 - a. Nominating committee for open fall election of officers
- VII. Miscellaneous items for Discussion
 - a. Need a work detail to put in the piers and when.
- VIII. Call to adjourn meeting

MILLIANIGAN SPRING MEETING

May 29th 2010

At 10:10 AM our President Bill Sabodor called the meeting to order. The minutes were read from the fall September 5th 2009 meeting. Ann Gill stated that a revision was needed in the second paragraph. This revision would be to change "recent" to "recant" in the statement: After DEQ received this information from the attorney, the DEQ recanted the order against Millianigan. June Stroud, the Millianigan secretary stated this revision would be done. The minutes were approved. Dick Bruno reviewed the Treasurer report. In the checking section the last line should read (Garbage, Aquacide) for \$ 395.60. The current saving account balance is \$19161.93. The checking account balance is \$819.69. All members are paid up to date. \$6000 remains to be collected through dues process yet this year. This will give the corporation \$25981 to work with to pay needed expenses (taxes/ect). After all expenses the disposal income would be around \$8500 for this year. 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. Ways and Means committee report was on the unfinished business from the fall 2009 meeting. A motion was made then to send back to Way and Means to review the legal issue on voting (trusts) on Article 15. Mark McCullough stated that Ways and Means did meet on this issue. As a committee they came to the conclusion that the trust solves the issue. One vote per trust, yes this could be a legal loophole. Bill Francis made a statement that in Florida the association takes persistent over trusts. No change in the brother and sister or joint ownership issue, the trust is the owner. A motion was made to change the by-laws, from no multiple ownership and brother and sister are not family, the motion died for lack of a second. Dick stated that some rules might need reviewed. Brothers are guests. Guest cannot have guests. These rules may need changed to protect liability to the corporation. Bill Francis stated that all should read a book he has on how to pass your cottage onto the next generation. It deals with all of the issues in question. Bill Sabodor stated that we move on. This may need to go to an attorney. Andy Walters reported on Building and Grounds projects. Two are on unfinished business aluminum piers and steps. We currently have \$8500 now and an additional \$3500 at the end of the year. We do not want special assessments so the projects need to be prioritized. They are as follows: \$6000 for aluminum piers, \$10000 for Rip-rock and mat, \$5600 for deluxe stone steps installed. These 39-1/2" wide and are 7-1/2" deep are 480 lbs for each step. These are a manmade stone. This is a suggestion only since, I only have one quote. Bill Sabodor will make a steel rail for them. It is possible to make out of composite or wood. A lawn tractor replacement would be needed in the future. The tractor could possibly be upgraded to a zero turn (could have a hitch installed). A seawall for inside of the island might be needed since there is a shelf already since the dredging was done where the bank has slip down. What about the bridge deck? It appears to be twisted. Bill Francis stated that there is a 6 foot steel beam in the bank. If this needs adjusted it could be in the winter by jacking the bridge deck up when the ice is frozen. Ann Gill stated that the steps are a safety item and they need addressed. Should there be a reserve emergency fund? No one wants a special assessment for major items. Suggestion of \$2500 to \$3500 was made. Larry Lubs made a motion to set up a \$5000 reserve emergency fund. Dot seconds the motion. Discussion occurred. Dick Bruno stated that as treasurer he did not see the need for an emergency fund such as that. The corporation has a \$3500 surplus per year. If we elect to keep a \$5000 emergency fund no projects will get done. New piers and steps have been on the agenda for the last several years. Now we are talking about not spending any monies because we have to keep an emergency fund of \$5000. We have

survived all these years without one now this is the biggest item? The seawall was an assessment, which was a major issue on the cost side. The dredging was done with a 2/3 vote. All of these types of items need a 2/3 vote to pass or the motion cannot proceed. This would need to be on the agenda for members not present to use their proxy vote. The motion cannot proceed until the fall meeting. Larry Lubs amended his motion to set-up an emergency fund and to bring it to a vote at the fall meeting 2010. It was seconded and approved. Andy brought up the fact that long range project planning is needed. For example if a seawall were proposed with a saving process it would not occur. There would be no additional monies to fund it. Dick stated that all should walk around the inside of the island and look at the shelf where the bank has fell in. Planning is necessary. There is no social committee chairperson so a report was not given.

Unfinished business: Andy received a quote for the rip-rock project. To do it correctly the cost would be \$10000 with a mat. DEQ specifies what can be used. This is rip-rock without mesh on the outside. To move the concrete pieces to the island is way too much work when a load of rip-rock can be haul in for \$150. Andy will bring in the one load that was already approved previously. This should be done in next two weeks. Andy stated that until this rip-rock issue is voted on no other rock should be put in. To do the project correctly the rock may need to be removed and replaced? On replacement of the stairs, Andy stated that he would get additional quotes. The quote would be partial composite versus all wood. Estimates should include material and labor from contractor. Bill Sabodor will make the rail. Since Greg Wail has retired maybe the corporation should ask him if he could help out? If needed the board will call a special meeting to address this. Labor Day weekend potluck picnic will need planned. Committee volunteers are Arlene Francis, Ann Gill and Mary Sabodor. The meat will be provided and guest should pay. Everyone should bring a dish. The Mid-Summer Fest needs to be planned. Mark McCullough and Dave Denler were volunteered. They will get a committee together to plan this. Discussion occurred. Prizes will be purchased for the kid's games. The beanbag contest should have an entry fee for their prize fund. Each person should provide his or her own beverages. A suggestion for chicken and ribs was made for the meats. A motion was made for funds not to exceed \$750 for meat and kids prizes. The motion was second and discussion occurred. Because a paper ballot would be need for over \$500, the motion was amended. The amended motion was made to approve funds not to exceed \$500 for meat and prizes for the fest. This motion was second and approved. The date of the Mid-Summer Fest will be Saturday, July 24th 2010. The aluminum dock project was the next unfinished business. Dick and Arlene Bruno obtained quotes. Dick sent out an email on all quotes. The best price was with Warner Supply in Decatur Michigan. For the 3' x 10' sections the cost is \$258 each. Our existing poles are all usable for 3' sections. They will need readjusted and 2 bracket per section @ \$11 each will need to be purchased to secure the piers to the cross brace. A total cost would be \$4845 for the 3' wide piers including tax and delivery. The cost of 4' piers would add \$1075 as we would have to buy 4' cross members also. The total cost of the 4' piers would be \$5920 including tax and delivery. Rollout style is out of the question because of cost. The positives are that the pier decks are bolted down and they will not float away with high water. The geese do not like them (poop issue). No splinters in the feet. The negatives are that they are harder to take in and out. They will need stacked and cabled together against thief in the winter for storage. A motion was made to replace current pier decks with two 70ft x 3ft wide aluminum piers and brackets for a total cost of \$4845. The motion was second and approved. A paper ballot was needed because of

costs. The motion passed with ten yes votes and three no votes. Noveroske gave a proxy vote for this motion. It was suggested to keep a section of the wood piers to tie up the paddleboats. This will be done. A reminder was given by Bill to provide annual "fire and liability insurance policy" and to sign the Rules and Regulation sign off sheet.

New Business: Dave Ewing had surgery on his shoulder and he is doing okay. He needed a replacement shoulder. He did not need a replacement on his hip. Bill stated that Dave wanted to become President in the fall. There is no reason that he cannot continue as Vice-President and then takeover as President in the fall. Anyone interested in running for Treasurer, Secretary and Vice-President should express their interest to the Nominating committee. The Nominating committee includes Irene Noveroske, Dave Ewing, Lee Francis and Greg Wail. Andy Walter stated that since the new piers were approved only two sections of the old would be put in now. The beach chairs will be washed at 1 pm today. On Sunday, May 30th from 10-12 PM Andy will bring the tractor to move the dirt from the Denler project to the low spots around the property. This dirt needs people to rack it down. Dick made a state that anyone could purchase a section of the aluminum pier decking for his or her personal use for the same cost of \$358. Mary has planted flowers at the beach on the corner area. There is a bucket down there please help to water them. Bill Francis made an announcement that there will be surcharges from I&M for the six garage owners with electric. Each bill will be \$19.25 for this year. Comcast Cable will require new box and remote for the digital service. You must have their equipment before October. Each TV will require an individual box. The water test was taken on May 20th for the well. All is okay. Hardness is an issue as usual. The nitrates are stable at 4.3. Nitrites were not detected which is a good thing. Sodium is 21 parts per million. Sulfates are 34 parts per million. When Millianigan first started they were at .04. Dick gave everyone a PJC calendar. The garage sale is June 12th. The poker run is June 19th. Millianigan will purchase 15 tickets the same as last year. This money goes to fund the fireworks. PJC has a weed committee to study the weeds issue on the channels and the lake. They had a pro come out and make some proposals. There will be a meeting to discuss proceeding on the weed treatment for the channel through PJC. This meeting will be on Tuesday nights. PJC is looking for people to serve on this committee. Dick and Bill Francis will go to have first hand knowledge of what is discussed. This year Millianigan did not have the weeds in the channel and beach treated by a service. Millianigan purchased the Aquasite pellets and did it ourselves. Since this is a holiday weekend please respect each other privacy.

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

Members not in attendance:

Ewing, Fredlake, Noveroske and Wail

Respectfully submitted,

June A. Stroud Secretary