

## **MILLIANIGAN FALL MEETING**

**September 3rd 2011**

At 10:00 AM our President Dave Ewing called the meeting to order. The reading of the minutes was dispensed from spring May 28, 2011 meeting. The minutes were approved. Dick Bruno reviewed the Treasurer's report. The current saving account balance is \$18093.60. The checking account balance is \$958.36. There is \$1600 yet to deposit from dues just received. After all expenses (IE: A.E.P., credit card, taxes) due yet this year there should be a balance at the end of the year around \$11000. A motion to accept the Treasurer's report was made and seconded. The Treasurer's report was approved. Dick stated that many members send 1<sup>st</sup> quarter dues before the end of the year. Dick will hold them to deposit after January 1<sup>st</sup> so there will be a clear cut for the next calendar year. This will be done because Mark McCullough does an income report for Millianigan with this information. There was not a finance committee report. Dick stated that Millianigan changed corporation insurance to State Farm from Westfield. The insurance policy was due by August 29<sup>th</sup>. The agent from Westfield who made the quote previously found out that she quoted a condominium policy not a homeowner policy. Westfield agent again quoted \$2000 per claim with \$2 million annual aggregate for the year. State Farm policy was \$5000 per claim with \$5 million per occurrence and \$10 million annual aggregate for \$100 less annual premium. State Farm policy is \$400 verse Westfield at \$500. State Farm policy also covers \$10000 in equipment with a deductible. The Millianigan Board agreed to go with State Farm for the increased coverage and less premium. Dave thanked Dick for all the research he did on the Corporation's insurance. There was a Ways and Means committee report. Bill Francis made a statement the Ways and Means committee met, and they "Agreed not to Agree." They discussed several problems and a means of solutions. Bill reverted to Greg Wilson for this. Greg stated that policy issues members should first go to the member or neighbor the issue is with. This would be a self-policing policy. Bill then stated if a resolution was not made; then go to Board of Directors with your concerns about convents. Convents include By-Laws, Occupancy Agreement and Rules and Regulations. The Board of Director has a process in place for addressing concerns and violations. Dave Ewing stated that the Board has discussed this process. The Board will address all concerns brought to them in the future. Bill then stated that the Ways and Means committee will address any issues brought to them in writing on the convents. Ways and Means/Planning committee includes: Bill Francis, Dot Ghyselinck, David Denler, Greg Wilson and Larry Lubs. Building and Grounds report was given by Andy Walters. Andy stated he marked several trees for dead branches. Two trees needed removed and the stump ground. One is a large tree by Dot's steps and the second is the large hickory behind the Walter's cottage on the east side of the road. Dave Ewing asked if we have had an Arborist give us a review of our trees. Andy said Millianigan has had an Arborist in the past but the tree removal services are not Arborist. Dick stated, "If it is brown cut it down?" Andy stated that the trees by Fredlake, McCullough, and Greg Wail cottages will need branches trimmed over them. Dick asked for an opinion of the branch that is over his shed. There are branches up high that may not be able to be removed. Andy did not get a quote but in the past, we paid \$1500 for one day's work at 8 hours. Andy stated that he would review with B&G the costs. He stated that the big trees would cut down in 12 foot sections and left. Both Andy and Greg Wail stated they would take the wood if no one else wanted it? If you want wood for the fire pits let Andy know. There was discussion on getting quotes. A motion was made for Building and Grounds to get two quotes for one day's work not to exceed \$2500 to trim, remove and grind stumps as needed. B&G then can review quotes and have the work done. The motion was

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New business was addressed by Dave Ewing. Andy reviewed the quotes for a new tractor to replace the old one. He stated that the dealer should be local for service. Bill Sabodor, Dick Bruno and Andy went to both the John Deere Dealer in Union, Michigan and Long's the Cub Cadet dealer. They reviewed the options for tractors. They have quotes for one Cub Cadet at \$4100 and one John Deere at \$4140 with similar options. Neither includes taxes. Andy asked Mark Stroud to review the brochures on the tractors since he is on the Building and Ground committee. Mark has knowledge of what frames, motors and other items are needed. There is a 4 year limited warranty on both and a 54" cutting deck. We currently have a 42" cut. The Stroud's have offered to purchase the old tractor at fair market. There was discussion on how the deck was raised and lowered verses a hydraulic lift which was costly. Andy discussed differences between garden tractors and lawn tractors. The Cub Cadet is considered at garden tractor. Both have cruise control. A motion was made to let the Building and Ground committee make the decision on the quoted tractors for the amount monies required to purchase them. The motion was seconded. The motion was voted on and approved. Dave Ewing moved to the proposal by the Ewing's to build an addition to their cottage. Andy stated that Building and Ground met and had no problem on the proposal. This proposal is to add a 17 foot square deck made of womanized lumber on the back of their cottage. The deck would start on the north where their wrap around deck walk is now. The offset would allow them 17 foot before the water pipe at the back of the cottage. Dave Ewing stated the deck would be built in the spring of 2012 if approved. A motion was made for the Ewing's to build a 17 foot square deck at the back of their cottage which was approved by Building and Ground. The motion was seconded. Vote was by secret ballot. The motion was approved by 10 yes votes and 2 no votes. The new sign for Millianigan was moved to spring agenda 2012 and will be reviewed Building and Grounds. There was a discussion to remove names from the sign? Arlene Bruno stated that many contractors or service people refer to the sign for assist in finding the address and person they are working for. Dave Ewing moved to the Sabodor's addition. Andy stated that Building and Grounds approved the Sabodor addition request. Andy stated the addition would be 20 foot wide (the same as their cottage) and 14 foot deep. It will be single story, with a similar roof

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**450.1445 Voting shares held by representatives or fiduciaries.**

This deals with the voting shares held by representatives, such as Eddie Fredlake.

**450.1261 Corporate powers**

This tells you how much power you have as a corporate group to deal with such matters.

**450.1317 Liability of purchaser, holder, subscriber, assignee, transferee, pledgee, or shareholder.**

This is the liability of share holders; personal verse corporate liability.

**450.1466 Voting trust agreement; certificates.**

This is voting a trust agreement. Notice that trust is not mentioned in our convents. By under the act there are several sections that deal with trusts, certificates and how you vote the certificate. Bill stated this is why his property is not in trust. There is a ten year limit, if you do not renew that trust it is null and void. Then it goes back to what?

**450.1471 Shares as personal property; shares transferable**

This deals with the shares as personal property. This is why you house sitting on corporation land is personal property. According to the act you own personal not real property according to the act. That is why you have an occupancy agreement that allows you to occupy that house. Without an occupancy agreement the corporation owns the house. You have to think in terms of financial matters, because the corporation owner has value if you sell it. Then you get 1/15 of the sale value, no you are a whole owner of the corporation. Your share has a par value of money (\$100). This section deals with this.

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Example: I cannot get along with Dave; he keeps violating my rights along with my neighbor on the other side. I have taken this to the Board of Directors and nothing can be done about it. If they fail to anything, you can go to the Circuit Court of the County and lodge your complaint and take it out of the hands of the Corporation.

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Members not in attendance:

Fredlake Estate, Lubs, Noveroske

Respectfully submitted,  
June A. Stroud Secretary

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