

Meeting Agenda

September 1st 2012

10:00 AM Indiana/Michigan time

- I. Call to order
- II. Approve the minutes from Spring meeting May 26, 2012
- III. Treasurer's report
- IV. Standing Committee reports
 - a. Finance
 - b. Ways and Means
 - c. Building and Grounds
 - d. Social
- V. Unfinished Business
 - a. Status of the investigation into ownership of individual parcels of land within the corporation.
 - b. Well issues
- VI. New Business
 - a. Purchase of trees and planting
 - b. Purchase of fill dirt to use by sea wall to cover tie downs.
 - c. Repair or replace bridge to island
 - d. Election of officers
- VII. Miscellaneous items for Discussion
 - a. Need a work detail to take out the piers and when?
 - b. Leaf raking dates
- VIII. Call to adjourn meeting

MILLIANIGAN FALL MEETING

September 1, 2012

June Stroud, our Secretary opened the meeting at 10 AM and explained that the board appointed Bill Francis to run this meeting in the absence of Dave Ewing, our President. The meeting was turned over the Bill Francis. Bill did a role call, absent were the following members, Ewing's, Lub's and Noveroske's.

Standing Committee Reports:

Bill Francis asked to have the minutes for the Spring Meeting of May 26, 2012 approved as sent to all previously. Motion was made, seconded and approved to accept the minutes for the Spring Meeting of May 26, 2012. Dick Bruno asked if all received a copy of the Treasurer report ending August 2012. He reviewed the report. He stated that Greg Wilson, Bill Francis and he were present when Smith contractor capped of the water line to the old Wagon Wheel barn. Smith agreed to pay \$400 for the use of the water during his construction. Dick has received the check from Smith. This is the equivalent of 3 years of electric to the well. Dick reviewed upcoming expenses for the remainder of the year, and Millianigan should have around \$6,000 after all expenses are paid. Dick stated that the Fredlake Estate still owed Millianigan \$225 for the expense Millianigan incurred with the Deb Beaverson, Millianigan Attorney. There was some discussion about this expense. Bill Francis stated the Millianigan proceeding to settle the Fredlake estate are recoverable in the By Laws. The Fredlake Attorney illegally transfer of the share as the By-Laws state that the share must have a natural owner, 11 owners are not possible for one share. Eddie Fredlake stated he would review expense this with John Fredlake. There were no Ways and Means, Building and Grounds or Social Committee reports given.

Unfinished Business:

Status of the investigation of ownership of individual parcels of land within the corporation was next. No report from the Ownership conversion Committee from Chair person Karen Ewing. Andy Walters gave a report on the division and land planning committee's findings. Andy handed out the following list of all items they discussed. There was open discussion about the attached list.

Division and Land Planning Committee

Concept for splitting property

1. Land is split in half between houses.
2. 12' on lake side from original structure.
3. Back to gravel road.
4. Lot 1 of Wagon Wheel Estates, Absorbed into corporation common ground for future garages.
5. 2 24*24 future buildings sites for 2 car garages for Lubbs, McCoullgh, Gyslink and Wales.
6. Future Corporation buildings site, on lot Wagon Wheel Estates.
7. Everybody has right to 34' of seawall.
8. Everybody has right to a shed but not a designated until time to be built.
9. Access road to lake front. 2-12' easment roads between Ewing, Sabador, Noveroski, and Gill's.
10. Everything else common ground.

Bill Francis recommended that the Ontwa Township Zoning board commissioner, Wayne Harden be contacted first on the above findings of the committee. He asked Dick Bruno to arrange an appointment to be set up for Andy Walters, Dave Denler, Dick Bruno and Bill Francis for next Saturday, September 8th with Wayne. They will need to discuss the non-conforming ordinance among other issues. After this meeting their findings should be given to the Executive Board. Bill Francis stated that a special meeting for Saturday September 22 at 9 AM to discuss the finding from the Zoning commissioner should be set. A motion was made, seconded and approved for this meeting to occur. This will be the beginning of the steps need to individual ownership concept before any Circuit court involvement. The well issues are as follows:

Smith assess to Millianigan well water was capped by his contractor.

Smith paid \$400 to Millianigan for well usage during construction.

Discussion on Ed Lawton water rights ending for his property on sale of said property. A formal letter should be issued from the Executive Board on this water right issue stopping. Should the rate for Ed Lawton go up since Edwardsburg water rate is now \$35 per month?

Wilson currently does not pay this fee for water right, as the well is on his property.

New Business:

Bill Francis asked Greg Wilson to look into 15 trees purchase for Millianigan. Greg stated that these should be native tree's (hickory, oaks) to replace what were cut down. He stated that they will be in 5 gal buckets. Each cottage owner should be asked to where to plant them along with Building and Grounds. Motion was made, seconded and passed for 15 trees to be purchased not to exceed \$200. Andy Walters addressed the purchase of fill dirt for use by the sea wall. He discussed that he could get 10 yards for \$200 but this would be double axis truck. All believed that single axis truck would be needed even if the cost was more to help eliminate the weight issue and possible damage to sea wall and area. Motion was made, seconded and approved. Motion was to purchase all dirt needed to fill by the sea wall and grass seed to replant grass. The work time will be after the Special Meeting on Saturday, September 22, with a potluck (pitch-in) to follow the work detail. All please bring rakes and shovels. The timbers under the bridge have washed out on the west side against the island. Bill Francis stated that 6 ft beams were put on each side of the bridge for support when built. He appointed Mark Stroud to review what would be needed for repairs. Next was the election of officers. By the order of assumption, the following officers are for the 2012 to 2014 term.

President Bill Francis

Vice-President Dave Denler

Treasurer Dick Bruno

Secretary June Stroud

Miscellaneous Items:

Work detail will be Saturday, September 22 at 12 noon to remove the piers. Do not forget the work detail for the spreading of the dirt at the sea wall also. Picnic will follow. Please

let Lee Francis know how many will attend. Leaf raking will be the following Saturdays, October 20th, November 3rd and November 17th.

Bill Francis stated that he wanted to move forward on the land ownership issue one way or the other. All issues must pass by a majority and will be in writing. The Article of Incorporation state shares will be used to vote and this can be done via writing (email). All will be on an agenda and will be voted on positive or negative $\frac{3}{4}$ votes. **All sub-committees meetings must have minutes and be sent to all members. Board meeting minutes must be sent to all.** All new ownership for Millianigan should go through Millianigan Attorney. By-Laws, Rules and Regulations and Occupancy Agreements will be reviewed and signed for at this time. This will transfer ownership promptly. The expense will be incurred by the new owners.

Bill Francis called to adjourn the meeting.

Respectfully Submitted,
Millianigan Secretary
June A. Stroud