

Fall Meeting Agenda

**Saturday, August 30th 2014
10:00 AM Indiana/Michigan time**

- I. Call to order/Roll call
- II. Approve the minutes from Spring meeting May 24, 2014
- III. Treasurer's report
- IV. Standing Committee reports
 - a. Finance
 - b. Ways and Means
 - c. Building and Grounds
 - d. Social
- V. Unfinished Business
 - a. Report on meeting on August 11, 2014 with Ontwa Township Planning Commission, step II on PUD and Site Condominium. How to proceed from here.
- VI. New Business
 - a. Election of officers for Vice-President, Treasurer and Secretary
- VII. Miscellaneous items for Discussion
 - a. Millianigan no longer pays the PJC dues. The dues are \$30 per year and can be sent to PJC Lake Association; 68462 Waterfront Drive, Edwardsburg, Mi 49112 if you want to join individually.
 - b. Approval of replacement shed to right (north) of tree behind the Francis dwelling (this should be addressed from Building and Grounds).
 - c. Need a work detail to remove the piers and when?
 - d. Need to set leaf racking dates.
 - e. Need to winterize all of the lawn equipment.
- VIII. Call to adjourn meeting

Millianigan Fall Meeting
August 30, 2014

Dave Denler, our Vice-President opened the meeting at 10:10 AM. Dave stated that a proof of notice was sent for this meeting. Dave did a roll call, absent were the following members, Ewing's. June Stroud, our Secretary stated the following proxy was received from Karen and Dave Ewing to Dave Denler.

Dave Denler asked to have the minutes from the Spring Meeting of May 24, 2014 to move for approval. He asked for any discussion. A Motion was made, seconded and approved to accept the minutes for the Spring Meeting of May 24, 2014.

Treasurer Report:

Dick Bruno sent out copies of the Treasurer report via email before the meeting. Cash on hand \$13885.94 in savings and \$4382.65 checking account for a total of \$18248.59. I received \$1600 that was due and will be deposited. Everyone is paid up for all annual dues and assessments. The total will be \$19,848.59 after the deposit. He when through the expense August thru December last year and the anticipated expenses including a \$500 tax increase will be around \$10848.59. The cash available is around \$9000 for the remainder of the year. This will have to use to pay Mike Bell the attorney and Kesler the surveyor. Bill Sabodor asked about the \$2500 that the township is holding. Will we get some of this back? Discussion occurred on this, Bill Francis stated that one bill of \$500 was taken out of this at this time. We should be some funds back. There was a motion made to approve the Treasurer report, seconded and approved.

Standing Committee reports:

Finance no report was given (Tim N.). Ways and Means no report was give by Mark Stroud. Building and grounds: Andy stated that the issue of the trees came up at the board meeting. He received a quote from Brown to remove the trees by houses. He stated that nothing could be this year because there is no fund to do so. Discussion occurred. A regular budget may be needed in the future to address tree removal and trimming. Andy reported that there were three trees that needed addressed as they are a possible liability to the corporation. Safety is an issue. The tree in front of the Ghyselinch cottage has a large hole in the side and could fall on the cottage. The tree had cement put in this hole years ago. The cost to remove this tree is \$350. The next tree is between Wail's and Wilson's cottages. This tree was trimmed the last time and the limb overhanging the cottage is not in good condition. The cost to remove this tree is \$4600. Brown's would need to have a crane for this tree removal at a cost of \$1600 which is included in the price of \$4600. The last tree that needs addressed is the Francis shed behind the cottage. The cost to remove this tree is \$150. Other trees were discussed, tree by McCullough burn pit and trees by the garages. No cost was obtained for these. Andy stated that the piers will be removed at noon tomorrow. Andy addressed that the Francis's ask to replace the shed behind their house. They will remove the current shed and move the replacement (standard size) north of the tree. This will free up parking behind the Francis and McCullough house for their parking. They were granted their request. The social committee, Eddie stated that he dropped the ball on the annual picnic. He will be picking up the food for the picnic at 2 pm today. He needs help to put up an awning for this after the meeting.

Unfinished business:

Dave Denler gave a status report of the site-condominium and PUD. He thanked Bill Francis in behalf of the corporation for all of his efforts. Wednesday, September 3rd our final approval will be in front of the planning commission. There is a problem that the gas easement is under ten of the cottages. This

easement is in the process of being vacated by the gas company. The easement will be moved out to the roadway where the gas lines currently are. Mike Bell our attorney and Kesler, the surveyor will be at the meeting for any questions of them. Bill Francis did thank all of the people that did support him in this process. He did donate gift card funds to the Salvation Army. Two weeks ago he submitted the last of what was need to the planning commission for them to distribute to the members. More discussion occurred. He stated that he will have a letter from Semco gas on their intent to vacant the current easement. They will address where new one is. This letter will be taken to the meeting. This will need done so that all can get a clear title if approved. If the planning commission approves with a contingent that the gas line assessment is vacated and a where the current pipe line is put on the drawings for their easement, Mike Bell will record the deeds. You will get a copy. The assessor will need a year to get caught up. Review your February, March 2014 assessment for taxes that is sent to you. It should reflect your current personnel property, inflation factor for mileage and around \$800 to \$1000 for the 1/15 of the land. Let Dave Denler know if out of line and he will take this to Mike Bell who will take them back to the assessor. Dick Bruno stated that the sewer line uncapped could be a problem. This was discussed. There was some discussion on the Bruno's wanting their back line of the property squared off. It cuts around the tree, so the tree would be corporation property. Discussion occurred. The survey will remain as is currently. Dave Denler stated that By-Laws that were sent to all are not final. They will be discussed in the spring meeting. They were made from a template, some changes were made. An example being, outside storage is not allowed. This was removed so we can store our boat trailers and such on the grounds. There will be a change on the committees in the future. There will be a review committee for all construction or removal to houses, garages and sheds. There will be a grounds committee for the land. Dues going ahead will remain the same and will be addressed in the spring.

New Business:

Election of officers occurred for fall meeting of 2014 to fall meeting of 2016. The current Treasurer and Secretary stepped down. The current Vice President will become the President per Millianigan By-Laws. Dave Denler will become the current President of the corporation. Nomination was taken from the floor for Vice-President. Edward (Eddie) Fredlake was nominated, he accepted. A motion was made for Eddie to become Vice-President, seconded and approved. Nomination was taken from the floor for Treasurer. Mark McCullough was nominated, he accepted. Motion was made for Mark to become Treasurer, seconded and approved. Nomination was taken from the floor for Secretary. Trish Walters was nominated. Motion was made for Trish to become Secretary, seconded and approved.

Miscellaneous item for discussion:

Information was given out about the PJC. There will be a jar at the picnic this afternoon for PJC fireworks fund and one for the food. The firework fund will be given to Virginia Gard who is a member of PJC funder committee. The leaf raking dates are October 25th, November 8th and November 22nd. Thanks were given to the former Secretary, June Stroud and former Treasurer Dick Bruno for their service to the corporation. June Stroud made a picture album of the bridge repair for the corporation.

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

Respectfully,
Millianigan Secretary
June A Stroud