

## **Spring Meeting Agenda**

**Saturday, May 24<sup>th</sup> 2014  
10:00 AM Indiana/Michigan time**

- I. Call to order/Roll call
- II. Approve the minutes from Special meetings on October 26 2013
- III. Treasurer's report
- IV. Standing Committee reports
  - a. Finance
  - b. Ways and Means
  - c. Building and Grounds
  - d. Social
  - e. Ad Hoc
- V. Unfinished Business
  - a. Report on PTE and PRE.
  - b. Report on meetings (2) with Ontwa Township Planning Commission & follow-up.
  - c. Report on submitted suggestions for Occupancy Agreement, By-laws & Rules and Regulations.
- VI. New Business
  - a. Voting to fund bids in order to move forward toward ownership.
  - b. Exempt expenditures
- VII. Miscellaneous items for Discussion
  - a. Need a work detail to move the piers and when?
  - b. Bridge will need rip-rock under new pier section on the island side.
- VIII. Call to adjourn meeting

**Millianigan Spring Meeting**  
May 24, 2014

Bill Francis, our President opened the meeting at 10:00 AM. Bill stated that a proof of notice was sent for this meeting. Bill did a roll call, absent were the following members, Ewing, Gill, McCullough and Wails. June Stroud, our Secretary stated the following proxies were received: Greg Wail to Dick Bruno, Karen and Dave Ewing to Dave Denler, Paul Gill to Bill Francis and Deb and Mark McCullough to Andy Walters.

Bill Francis announced that the Board has approved David Ghyselink to represent the estate of Dorothy Ghyselink and that there needs to be a 2/3 approval of the membership for him to participate in the meeting. Bill called for a motion to allow David to be present at this meeting and to vote. Motion was made, seconded and approved to allow David to be trustee and be present at this meeting and to vote.

Bill Francis asked to have the minutes for the Special Meeting of October 26, 2013 approved. A Motion was made, seconded and approved to accept the minutes for the Special Meeting of October 26, 2013.

**Standing Committee Reports:**

Finance: Dick Bruno handed out copies of the Treasurer report. Cash on hand \$1954.95 in savings, \$597.02 checking account and \$8000 dues not yet collected or deposited for 2014. Total of \$10,551.97 total for 2014 expected. There was \$2500 paid to Ontwa Township as a retainer for Condo site issues on the planning. Dick stated that he believes we might get \$1500 back? He discussed other expenses, with that we will need an assessment to cover expenses later in the year. There will be a \$200 min. shortage per cottage. Dick discussed other expense from last year that was not normal. It was brought up that the board decided not to join PJC. There were issues with DNR and the boat site by the dock property. PJC refuse to get involved on recorded. PJC believes the DNR might dredge the channels. This is not going to happen. Bill did some investigating and we incurred attorney fees of \$ 1,113 that were figured in. There were repairs on the well to Mosier, electrical went out at the seawall and was repaired. Greg Wilson brought trees that were plant and rental of a bobcat to spread dirt. Dick believed that we can wait until Labor Day weekend to move on this. Bill stated that if the Condo motion passes, the taxes \$11,000 spring and winter will be removed in the future and will be assessed to each individual cottage. Dick stated that would remove \$800 per cottage for your future dues and the future dues would be around \$400 per year. Common area will have no taxes per Michigan law. When Mike Bell was here it was mentioned that it came into effect in 1984. There was a motion made to approve the Treasurer report, seconded and approved. Ways and Means: no report was give by Mark Stroud; he is waiting to see the outcome of the Condo issue. Build and Ground: Andy Walters stated that it was mentioned that a new seawall might be needed under the repaired bridge. This can be brought up later. Rip rock could be the minimum. The bridge was shortened by 2 foot because the beam was bent. The seawall wings come up and it is harder to enter. The bridge was leveled. Dirt can be put around them as a safety issue. The contractor stated that a limit of a bobcat and contains is all the weight the bridge should hold because the beams are not held together with steel beams. The beams could bend again. They suggested the steel beams be added in the future. Eddie Fredlake put the 30 lbs weed control in the channel until he ran out. Andy will get 20 lbs more to complete the channel. Social Committee: no report was given by Eddie Fredlake. Ad Hoc Committee (nominating): report was given by Paul Gill.

**Unfinished business:**

Bill stated that if the Condo site moves forward the PTE and PRE will be non-existent. Property taxes exemption will be automatic for those who have them now, both land and the house. The letter Debbie our attorney wrote to the assessor concerning this is still be sit on by the assessor. Doug B. is awaiting the

outcome of the condo site issue. He has a positive response. The two meeting with Ontwa Township Planning Commission and follow up is next. Bill Francis wrote the rationale and the narrative before the meeting. Before the meetings Bill called Dave Denler and discussed several questions that we had to answer and others that could come up. Dave went to the meeting. The first meeting was recon mission as the second one was a replay as to what was needed to move forward. We received a favorable response from the Planning Commission. From the first meeting there was a late letter that was given to me after the first meeting from William and Works of the commission requirements and questions that need to be answered. Dave was unaware of this before the meeting. The biggest question was the square footage of the deeded common areas. There are other areas that do not apply to us. We are an existing condition that is illegal by the township. We are not a new development. Dave asked for a partial vote on the approval of the concept at the first meeting, they backed away from it. More discussion occurred on the William and Work letter. Bill stated that Millianigan was legal when we start. The deed was held by Lavern Solis for four or five years. He was a single owner with multiple dwells. When Hinkley, the assessor assigned individual tax numbers we had multiple taxed dwells on a single piece of land, we have been in violation since. We have been in violation all of these years and no one told us until the letter from William and Works. The tax question is that they might owe us monies, but we would need to go to court on this issue. There was a question on garages, discussion occurred. Bill stopped in to the township to see our next step (2<sup>nd</sup> meeting) Wayne was reviewing the map and asked if we wanted to be on Monday's meeting agenda. The Edwardsburg sewer project is on the meeting also. Bill was informed to be there early, the meeting was filled with people on the sewer issue. The chairman stated to that he needed to get to the agenda. He asked Norm Krupp, the planning representative to the board, to vote on the plan. They voted anonymous to accept the plan. Bill then stated want we wanted to do. To move on to the next step we needed a letter. This letter is regarding the action taken by Ontwa Township Board on Monday, May 12<sup>th</sup> 2014 as part of the scheduled meeting. Trustee Marchetti made a motion to approve step one of the site condo plan reviewed which will include the PUD review, supported by Trustee Krupp and the motion was carried. So we can now go on to step two. Arlene Bruno stated that a lot of the board is up for reelection in the fall. If we are to move forward, we need to now. Bill hand out a flow sheet for the PUD and site condo process. More discussion occurred on the next move needed. On the Township Board we are down through the review and step one approval. We now at the last step of the planning commission and they are waiting for our site development plan. The Township Board is at step two, which is the master deed. This includes the survey, the condo documents, rules and regulations and the by-laws. Attorney Mike Bell stated that he would use our rules and regulations and the by-laws as a frame work for what he develops. We are 2/3 the process and we have not spent any monies on an attorney. This is due to Bill research and has the document to back it up.

#### New Business:

Vote to fund bids in order to move forward toward ownership. Bill has three surveyor estimates; one was for \$25,000 from Stephenson, one from Abomarche (time and material) and Kesler Land Survey (\$10,500 max). Bill asked which one that the assessor would use. The assessor stated that Stephenson and Kesler are in a dispute now (off 60 ft) because of a correction factor. The surveyor wants 7 month, Bill stated that the survey must be done before September. If Kesler has to do anything beyond what is needed for the site plan the individual must pay for it. Motion was made to accept Kesler Land Survey as the surveyor and to fund this project at \$10500 max. The motion was seconded. Discussion occurred on motion. If you need an individual deed you will need to go to the Court House to get one and pay for it after the master deed is recorded. A paper ballot was given out and the proxies to whom were to vote them. There were 15 yes votes. The motion was approved. Upon signing the document for the surveyor a payment of \$4,000 down is needed. The next issue is to obtain an attorney or the Master Deed, Site Condo Document according to the Condominium Act of 1959 and concrete monument at each bound line and from the bound line there will be a description to where our property line goes. Bill obtained a bid from Mike Bell for \$10,000 to include all. Debbie Beaverson rate was \$641 for a single transfer (Eddie

Fredlake) times 15 that is close to \$10,000 without the charges for a site condo document which will be approximately \$4000. The original quote from Cliff Bloom including surveying in 2012 was around \$50,000. Mike Bell quote in 2012 was \$40,000. The current bid from Mike Bell will be all needed from start to finish. The master deed will be recorded. If you want an individual deed you will then take to court house and pay \$14 for the first page and \$2 after that. Bill stated to Mike Bell he would have to do all that was needed under the Public Act 1959 Condominium Act for \$10,000. The site condo is governed by the township and can not violate the Public Act 1959 Condominium Act. A motion was made to accept Mike Bell as our attorney with a maximum bid of \$10,000 to do develop the condo documents to the Public Act 1959 to include by-laws and rules and regulation. The motion was seconded. Discussion occurred. Mike Bell has moved to Royal Oaks, MI. and is in law firm Howard & Howard. A paper ballot was given out and the proxies to whom were to vote them. There were 15 yes votes.

Exempt expenditures: Money must be for the corporation, to pay for the dues to PJC for each member and to fund poker run ticket to fund fireworks is not legal. These are not a corporation function. This will need to be a separate fund. Corporation can be taken to court. If you want to fund you need to do this individually.

Miscellaneous item for discussion:

Work detail to put in piers will be this Sunday, May 25, 2014 at noon. Bridge rip rock will need to be done in the future. Fire issue; do not build fire during the day. Be respectful to others that want to open there house. Guests are not allowed to build fires. Families are larger, nieces and nephews, great-nieces and great-nephews and friends are coming up without members being here. They should not be bringing dogs with them. Member must limit who will be here. There were two warning given this last week, dogs were running on the beach and friends were here with the guest and no member here. Bill brought up an idea that we might look into hiring a lawn service to pick up the last leaves in the fall. The expense would be around \$400 to \$500 each time. If you consider the cost of the members that drive here from a distance, that cost would be equal to gas money.

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

Respectfully,  
Millianigan Secretary  
June A Stroud