

Meeting
05/17/2023

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LONE PINE BEACH ASSOCIATION

ANNUAL MEETING

4200 Telegraph Road
Bloomfield Hills, Michigan 48303

May 17, 2023

7:16 p.m.

BOARD MEMBERS PRESENT:

Carolyn Peters, President
Michele Hepburn, Vice President
Charlie Whitelaw, Membership Chair
Rich Pfaff, Boat Chair
Mark Karcher, Boat Chair (Absent)
Kip Snedeker, Treasurer
Phil Dauchy, Secretary
Natalie Shaver, Beach Manager

1 MS. PETERS: I would like to start our
2 annual meeting. I would, first of all, like to
3 mention that our court reporter here will require
4 you to stand up and say your name clearly for the
5 court report. That would be extremely helpful.
6 So, please don't just stand up and start talking
7 or raise your hand and start talking. Please
8 wait. Stand up and just give her half a second to
9 get your name properly written down so that we
10 have everything properly recorded.

11 My name is Carolyn Peters. I'm the
12 President of Lone Pine Association. I'd like to
13 welcome everyone to the annual meeting for the
14 stockholders of the Lone Pine Association. And,
15 please note that our bylaws were updated on
16 6/21/21, for a matter of record.

17 So, I would like to, first of all,
18 welcome all of the new people who are new members,
19 or a lot of people have moved into the
20 neighborhood that have bought homes and
21 transferred stock. So, I'd like to, first of all,
22 welcome all of you, and then all of our returning
23 members and maybe people who were renting stock
24 for many years, and, now, have been granted stock.
25 So, I'd like to welcome all of you.

1 So, we're going to get started. The
2 first thing I'd like do is to remind everyone to
3 please silence your cell phones so they don't go
4 off during the meeting. We'd like to start the
5 meeting now, so, if you mark the time. Thank you.

6 (Meeting commenced at 7:16 p.m.)

7 MS. PETERS: I would like to also
8 introduce to you Michele Berrett Hepburn, who is
9 our Vice President, Charlie Whitelaw, who is our
10 Membership Chair, rich Pfaff, who is our Boat
11 Chair, Mark Karcher, is also a Boat Chair. He is
12 not here tonight. Kip is our Treasurer, and Phil
13 Dauchy is our Secretary. Natalie Shaver is in the
14 back. You all got to meet her when you signed in.
15 Natalie is our Beach Manager at the beach. We do
16 have a quorum based on the number of people in
17 attendance and the proxies that we have received.

18 First of all, I would like to have a
19 motion to adopt the annual meeting notice as read,
20 and that this would be the notice you received in
21 the mailing telling you that we were having the
22 annual meeting tonight on May 17th, 2023. Can I
23 ask for a motion to approve?

24 MR. PFAFF: Motion to approve.

25 MS. PETERS: Steve Balagna.

1 MR. BALAGNA: I was going to stand and
2 say, Steve Balagna. I move that we approve.

3 MS. PETERS: I didn't know if you were
4 going to say anything.

5 MR. BALAGNA: Okay. All right. Okay.

6 MS. PETERS: Can I have a second
7 please?

8 MS. HEPBURN: I second.

9 MS. PETERS: Michele. All in favor.

10 THE BOARD: Aye.

11 MS. PETERS: Any opposed? Second, I
12 would like to ask for approval of the minutes from
13 2022. The minutes are posted on the website.
14 Steve Balagna?

15 MR. BALAGNA: Steve Balagna. I move
16 the adoption of the minutes with one
17 clarification, and the opportunity to read them,
18 and I would like them to be modified to show that
19 I identify myself as speaker number six. Steve
20 Balagna is speaker number six. With that
21 clarification, I move the adoption of the minutes.

22 MS. HEPBURN: I second it.

23 MS. PETERS: Thank you, Michele. All
24 in favor.

25 THE BOARD: Aye.

1 MS. PETERS: Any opposed? All right.
2 As you know, we've had a very busy spring. All of
3 the Board has been working very diligently on
4 bringing our new docks to fruition. Of course,
5 there's always some issues and some questions, and
6 we'll get to those as we get along to that area.
7 I'd like to remind everyone, we are a volunteer
8 board, that we all have jobs and families and
9 lives outside LPA, although most people don't
10 think that. We try to email as quickly as
11 possible, phone calls as quickly as possible, and
12 we try to keep our website updated. I know it was
13 down for a short period of time. Thank you, Phil,
14 for getting it back up and running. So, this is
15 what happens when you have a volunteer group.

16 The first person I would like to ask to
17 report is Charlie Whitelaw on membership.

18 MR. WHITELOW: Lucky me. Well, we've
19 done a phenomenal job of speeding up some of our
20 plan basically because the docks that put us in a
21 much better position financially coming out of the
22 gate than in years past. We've had a few
23 turnovers with some delinquent or members who have
24 forfeited their membership, and we are in the
25 process of potentially moving out nine people.

1 We've got four current offers going
2 out, and potentially another four coming back out
3 on that. Other than that, everything else seems
4 to be pretty much as it has been in years past.

5 MS. PETERS: Any questions for Charlie?

6 MR. DINGER: How many members do we
7 have?

8 MR. WHITELAW: 300.

9 MS. PETERS: There are a total of 300
10 members.

11 MR. DINGER: I see on the budget you
12 chose to use 285.

13 MS. PETERS: Correct.

14 MR. WHITELAW: We typically have about
15 15 members that don't pay.

16 MR. DINGER: That owe back dues.

17 MS. PETERS: Yes.

18 MS. WENDELL: How long can the members
19 stay without paying?

20 MS. PETERS: Two years.

21 MS. WENDELL: They can use the beach
22 for two years and not pay?

23 MR. WHITELAW: No.

24 MS. PETERS: No. They can't use the
25 beach if they're in arrears, but, typically, those

1 people aren't using the beach anyway. They let
2 their stock fall into arrears, and then they
3 receive a certified letter notifying them that
4 they are two years in arrears and that their
5 membership will be terminated, and their stock
6 will go back up into the membership for someone
7 else to take on. So, that has been a problem.

8 We've tried to change that, but, that
9 would require us to have a two thirds majority
10 vote to vote for a change to the Articles of
11 Incorporation. That is the way the corporation
12 was set up way back in the early years of this
13 whole incorporation. And, so, that's one of the
14 reasons why we ask everyone to sign their proxies.
15 We always return them to you or we'll null them
16 when you come to the annual meeting. But, if you
17 don't come to the annual meeting, and you don't
18 sign your proxy, then, there's nothing we can do,
19 so, I would love to speed that process up. I
20 don't know anywhere where you cannot pay for
21 something for two years and still have it, like
22 your electricity, your water, your gas, your
23 mortgage, your car. There's nothing in life that
24 goes along that thought.

25 MS. WENDELL: I was at the beach one

1 day and this lady was bossing Natalie around
2 terribly.

3 MS. PETERS: Yeah.

4 MS. WENDELL: And later, Natalie told
5 me she hasn't paid her dues by half the year, and
6 they haven't paid.

7 MS. SHAVER: Well, we don't let them
8 in, so, that's why she was mad at me.

9 MS. WENDELL: She was bossing you that
10 day. That book is up to date.

11 MS. PETERS: Yes. We keep it up to
12 date. And, so, Charlie and I have spent a lot of
13 time with the transition from Chaness & Maher
14 being our bookkeepers to us hiring a newbie
15 bookkeeper. So, Charlie and I have really been
16 combing this thing out, and that is why we've had
17 a lot of stock turnover now because we're just not
18 going to wait any longer when we have the two
19 years. We send them the certified letter. It
20 comes back returned, or is denied. Then, we let
21 it go, and then we move on to the next person.

22 MR. DINGER: So, you do it immediately.

23 MR. WHITELAW: Doesn't take time to --

24 MS. PETERS: Well, we have to, by law,
25 wait two years.

1 MR. DINGER: Yeah, but after that two
2 years and the letter goes out.

3 MS. PETERS: We expedite.

4 MR. WHITELAW: You got 60 days.

5 MS. PETERS: And then after the 60
6 days --

7 MR. DINGER: Okay. Well, that's good.

8 MR. WHITELAW: Then we clear it out.

9 MR. DINGER: Thank you.

10 MS. PETERS: You're welcome. Any other
11 question regarding that? Okay. The Treasurer's
12 report will be done by Kip Snedeker.

13 MR. SNEDEKER: Okay. So, a couple
14 things, and there are copies of these in the back
15 if you want them. And, if we're out of copies and
16 you want them, I can get you copies.

17 So, first of all, when we decided and
18 voted on doing the new docks, we had to go get a
19 loan for the docks. So, we changed and moved our
20 checking account from Chase to Credit Union One
21 because they're the ones that gave us the loan,
22 so, we had to move everything over there. So, as
23 of January 1st, all of our checking accounts are
24 at Credit Union One, same as before, just
25 different entity.

1 So, for 2022, membership had a member
2 income of 122,873, and expenses of 122,304. So,
3 our expenses and income were really just right in
4 line, which is great. So, we had a profit on the
5 membership side of \$569. On the boats, we had a
6 boat income of 25,360, but, we had expenses of
7 45,141 for a loss of 19,781. The main reason for
8 the loss is, we had to put down \$40,000 on the new
9 docks. So, that was what we did in 2022. In
10 2023, we have put down another 32,481 on the docks
11 because we had to put a 20% deposit on the
12 document. So, we ended up with a total membership
13 loss last year of 19,212, leaving us with owners
14 equity of 48,999.

15 From the docks standpoint, I'll just
16 give you the quick financials on it. The cost of
17 the docks was 362,405. Again, we ended up putting
18 down 20%, which was 72,481. The docks were
19 362,405. We put down 20%, which was 72,481,
20 leaving a five-year loan with Credit Union One of
21 289,925. So, that's where you have seen your line
22 items for boat owners, members in waiting, and
23 just members. That's that money that goes into
24 that account with the Credit Union One, and that's
25 how we're paying on the docks.

1 MR. DINGER: So it's strictly charged
2 to the boat users.

3 MR. SNEDEKER: There's a payment, a
4 higher payment to boat users of 725 per. The
5 members in waiting, or the boat list, waiting
6 list, however we say that, is \$275 per year, and
7 all other members is a \$130 per year.

8 MS. KALLABAT: I believe we paid more
9 than that.

10 MS. PETERS: Can you stand up and say
11 your name and talk a little louder.

12 MS. KALLABAT: Jinan Kallabat. If you
13 want to double-check because we were confused,
14 whoever I was talking to at the time about the
15 charges, and I think it's more than 135. And, we
16 don't own a boat. We did not get a chance to
17 vote, you know, so, if you want to ask someone to
18 check on it and make sure we didn't overpay.

19 MR. SNEDEKER: Well, you also have
20 member dues.

21 MS. KALLABAT: No. That's totally
22 different. We make two separate payments. One
23 payment for the dues, and one for the boat.

24 MR. DAUCHY: Are you on the boat wait
25 list?

1 MS. KALLABAT: No. Nothing. We
2 haven't listed in any of that stuff.

3 MR. SNEDEKER: We can check what went
4 out to you.

5 MR. WHITELOW: Well, dues fireworks and
6 general dock assessment.

7 MR. SNEDEKER: So, dues are 300,
8 fireworks are 15, and 130 is the as a member
9 without being on a waiting list or without a dock.
10 Yeah. So, 445 would be the total.

11 MS. HAJJI: I'm Natalie Hajji. I just
12 wanted to know how long we pay the dock fees. Did
13 you say that already?

14 MR. SNEDEKER: Five years.

15 MS. HAJJI: Okay.

16 MR. SNEDEKER: Five years. And the
17 loan starts, the payments start June 1st. So five
18 years from June 1st of issue. Any other
19 questions?

20 MS. KALLABAT: Although I didn't get a
21 chance to vote, I just never got a chance to give
22 you my opinion regarding this. To me, I don't see
23 why I have to pay to get a boat. I'm not
24 interested in a boat, I don't own one, and, in
25 fact, to me that's -- I won't be able to enjoy the

1 beach as much as I wanted. There's going to be
2 more people crowded, and I would be against it.
3 But, unfortunately, I have a medical condition
4 where my husband had surgery. I couldn't attend
5 the meeting, and, all I know is later when I
6 received a letter from you stating that, you know,
7 130 times five years, which I don't have to pay
8 because I have no use for the boat dock. But,
9 apparently, there are people who on the boat are
10 the ones who --

11 MR. SNEDEKER: So, I'll address it, and
12 you can step in. So, a couple different things.
13 First of all, the beaches won't be any more
14 crowded than they were, because we've always had
15 docks. We've always had boats in the lake. We've
16 always had docks. So, it's going to be the same
17 this year as it was last year. More people may
18 come. Hopefully, all of our members use the
19 beach.

20 The docks are part of the value of our
21 beach, so, it is a value to you and it allows us,
22 I guess, to have a value. You have an option to
23 have a boat. But, we have to -- in order to be
24 able to fund the boats or the boat docks, we had
25 to spread it out across the whole membership, and,

1 we took a very small portion. The boat owners are
2 paying for 50% of this.

3 MS. HEPBURN: And I'll just say,
4 because I'm a non-boat owner, and I have no desire
5 to own a boat, so, I was the voice of all of us
6 general people when these discussions were
7 happening last year. And, to Kip's point, it does
8 bring the full value of the beach. And, one of
9 the issues that was discussed in all the meetings
10 last year when we got the membership's input, I'm
11 sorry you weren't able to attend, was if only the
12 boat owners are paying for the beach, then none of
13 the rest of us should be allowed to get on those
14 docks. And, a lot of the members who don't have
15 boats still go on the docks to watch the sunset,
16 they go on the docks to fish. You might not
17 personally, but, a lot of the general members do.
18 So, then, the discussion opened up a little bit
19 more because if only the boat owners paid for it,
20 then only boat owners could use the docks, and
21 there's no way to police that, so, we had to open
22 it up to the whole membership.

23 MR. GRAHAM: Ron Graham. I have a
24 question about the old dock that we took out. I
25 understand they're still piled up on the dock, and

1 the new dock installer, report anyway, that he had
2 paid for the old docks. Is that accurate, and how
3 much did he pay?

4 MR. SNEDEKER: I don't know what the --
5 what the amount was that we got credited on the
6 docks for the old docks.

7 MR. WHITELAW: So, Mark Karcher was
8 very smart not to be here tonight for the new set
9 of docks and my co-chair. He was really
10 instrumental in driving this, and getting the new
11 docks in, so, but he just cannot be here. Yes.
12 Those docks don't belong to us. The only thing
13 that we are still using from the old docks are the
14 poles that lock the new docks in. Everything else
15 is going to leave the beach as soon as they're
16 done. So, I don't have the exact number. You
17 could probably get ahold of Mark and find out.
18 But, if you want to reach out to me and ask me
19 later, I'll give you that answer. I just don't
20 know what it is. I know it's very reasonable.

21 Like, we looked at reselling them
22 ourselves, putting them on Craigslist, or
23 somewhere, and selling them piecemeal, and he
24 bought them all and he gave us probably 75% of the
25 money that we wanted for them in the first place.

1 So, it just was that much easier and cleaner.
2 And, also, when he moves off our beach, all of
3 that old docks, all those pieces are going with
4 it. So, our beach and our docks are very clean.

5 MR. GRAHAM: So, did he actually buy
6 the new docks and then bill us for them?

7 MR. WHITELAW: I think he discounted,
8 I'm not 100% positive, I only heard about it, but,
9 I talked to Mark about this a lot. I think he
10 took it out of the purchase price of our new
11 docks. I think the docks were, I don't know the
12 number, \$400,000.

13 MR. GRAHAM: Was he the retailer or was
14 he the middle guy, in other words, he bought the
15 docks?

16 MR. WHITELAW: He bought them to resell
17 them, and he'll sell them to his clients. So, the
18 only existing docks we're going to use again, just
19 so you know, are the docks that are at the launch
20 ramp. Those are not floating. They're in too
21 shallow. There's too much work, and time, and
22 money spent just for that little docks.

23 You should also know, has most of the
24 people had a chance here to take a look at the new
25 docks? There's a very big pad on the end that

1 never existed before. It is -- how long is it?
2 Do you know, Charlie? It's 20 by 12 I think. 10
3 by 20. That is float on the end. It's to serve
4 as fishing pier, a place to sit out on the water,
5 super, super stable. The old docks, they shook
6 like crazy. The wood flexed. They were 40 years
7 old. So much safer. You go out there and walked
8 on those docks, you'd be amazed at how stable they
9 are. Especially for a lot of people come and say
10 those old docks are so scary. Walking out, some
11 of our older members, my wife was terrified to
12 walk on the old docks, it shakes so much. And,
13 the new docks are not like that at all. Please go
14 out there and take a look at them. They're
15 really, really nice and very stable. Does that
16 mean we're going to go on to docks from here?

17 MS. PETERS: Any other questions for
18 Kip before we move on?

19 MR. SNEDEKER: Before we move on to
20 boats and docks.

21 MR. BALAGNA: Steve Balagna. Did you
22 cash my check?

23 MR. WHITELAW: Yes.

24 MR. BALAGNA: Thank you.

25 MR. ROGERS: Bob Rogers. On the docks.

1 So, I'm a boat owner, so, I'm paying an additional
2 725 a year for five years, so, that's 3,625. At
3 the end of five years, if I sell my boat and get
4 out, the next guy coming in doesn't pay anything
5 for that dock?

6 MR. SNEDEKER: Correct.

7 MS. HEPBURN: Well, with the
8 exception -- he's been on the wait list. So, the
9 next guy who comes in, he's been on the wait list
10 and has been paying that wait list fee.

11 MR. ROGERS: So, he's been paying the
12 275.

13 MR. SNEDEKER: Yes. So, they do pay
14 the wait list fee until they get the dock.

15 MR. ROGERS: But, I would take the
16 brunt of that 3,625. Thank you.

17 MR. SNEDEKER: You're welcome.

18 MS. PETERS: Anymore questions?

19 MS. STEVENSON: I think it should be
20 noted that for many years the boat owners carried
21 some of the expenses for improvements to the
22 beach, and, I think that should be footnoted,
23 because, years ago, it was anticipated that there
24 was a fund for the docks. And, then, over the
25 years, I don't know where, that fund kind of got

1 incorporated into the beach dues and was used for
2 improvements on the beach. So, that, you know, I
3 do think that that should be identified in the
4 minutes that that fund is no longer there.

5 MS. HEPBURN: And, we, as a Board, have
6 addressed that, that we feel the general
7 membership dues should cover the general expenses
8 for the beach. So, the boat fees should cover
9 general expenses for the boats, and, you know,
10 covering dock expenses and building up new funds
11 for docks, but the general membership, we
12 shouldn't be dipping into the boat fund to handle
13 general membership fees. So, we've been trying to
14 adjust the general membership dues to reflect
15 that. And, right now, you know, Kip's confident
16 that we've got that where it's covering those
17 costs, but we've got to know to try and keep an
18 eye on that.

19 MR. SNEDEKER: In 2022 it worked out
20 great. We actually matched that up. So, you
21 know, each year we have to take a look at that,
22 and, we don't need to be making a big surplus on
23 one. But, we have to do things, like this year,
24 we're buying a new trampoline because our
25 trampoline is toast. Should be delivered by

1 September.

2 MS. PETERS: Can I just interject for
3 one second, because Mark Karcher just replied. I
4 asked him if he knew the amount that Ian had
5 credited us for our old dock system, and he said
6 it is between 30,000 and \$40,000 based on the
7 salability. And, some of those parts are not able
8 to be sold because they're just so old and they're
9 falling apart. But, he said that in his notes, it
10 says between 30 and \$40,000. We'll give you an
11 exact amount when it's all cleared. Yes.

12 ASSOC. MEMBER: It may be of importance
13 to those of us who may be interested in buying
14 some of those old dock sections. What he
15 represented, Ian represented to me was that he
16 paid \$300 per dock section, not a total, and that
17 he was, you know, he was going to be willing to
18 pay -- sell to us, I think it was --

19 MS. PETERS: 100, or \$150. I think I
20 asked him.

21 ASSOC. MEMBER: No. It was a lot more.
22 It was like 250 a section.

23 MS. PETERS: I don't know.

24 ASSOC. MEMBER: I just wanted to make
25 sure I was going to get accurate facts.

1 MS. PETERS: Okay. Yes.

2 MR. DINGER: David Dinger. I know you
3 make some money on the corporation, the Lone Pine
4 Beach Association on those of us that lease our
5 privileges. I've leased my privileges out for 30
6 years, and I know that you charge a little more to
7 the person that is leasing it than my dues were,
8 and you sent my check back to me. So, where does
9 that money go?

10 MS. PETERS: Those are administrative
11 costs. Do you know how much it costs to do
12 mailings? No. I'm going to try and answer that
13 question. It costs a lot of money to do mailings.
14 Do you know how much it costs to do one mailing
15 for one, like just one piece of paper?

16 MR. DINGER: 60 cents for a stamp.

17 MS. PETERS: That's a lot. That's
18 times 300.

19 MR. DINGER: I'm saying, it used to be
20 \$50 you charged the newcomers that used the beach
21 more than you charged me for my original dues.
22 What is it now?

23 MR. SNEDEKER: I have \$75.

24 MR. DINGER: 75?

25 MS. PETERS: It's not that much more.

1 MR. DINGER: Okay. That's reasonable.
2 But, you're making some money on it.

3 MR. SNEDEKER: Well, keep in mind,
4 though, we're setting a budget, right? And we set
5 the budget based on the income we anticipate
6 getting in. And, so, if we charge \$1,000 for that
7 transfer, it would be able to go and possibly have
8 dues at a different cost, or something. All we're
9 doing is following for a budget.

10 MS. PETERS: Marilyn.

11 MS. MAHER: Marilyn Maher. I think I
12 can help David with this question. There's a
13 mailing for the people that wanted to rent the
14 previous. You've got records to keep. You mail
15 the checks back to the people that want to rent,
16 and you're paying for somebody's time, and
17 that's -- so, that's where the money goes.

18 MR. DINGER: Well, I don't care where
19 it goes. I just think it's good you're making
20 some money off of it.

21 MS. PETERS: Well, typically, we're not
22 supposed to be making money because we're a
23 non-profit corporation.

24 MR. DINGER: Well, you shuffle it
25 around where you need it. You can always find a

1 spot for it.

2 MR. NWEKE: Hi. My name is Uzo Nweke.
3 You mentioned on the old dock was forty years old,
4 so what's the lifetime for this new dock? Do you
5 know? About the same?

6 MR. PFAFF: They're plastic, so, you
7 know, they'll be here when the dinosaurs come
8 back. So, they are foam filled, just so you know,
9 so they're not going to sink no matter what, even
10 if they get holes in them. Everyone knows you
11 can't drill or attach anything to those docks.
12 You can tie them to the cleats, you can tie to the
13 bumpers if you need to. But, for years, the old
14 docks were wood and aluminum, and people added all
15 of their own protection for their boat, be it
16 fenders, rubber rails, whatever it may be, they
17 put on there. We want to keep them watertight as
18 long as we can, so, there's going to be no
19 drilling into them.

20 So, I think they're guaranteed for 30
21 years, but, if you were to see how heavy they are
22 and how they're constructed. Have you seen the
23 material like little kids toys are made out of by
24 a company called Little Tikes? That stuff is
25 probably, like the one I rode when I was five, and

1 I'm almost 60, is probably still somewhere on this
2 planet, right? So, my point is, that plastic
3 feels and looks exactly like that to me. So, it's
4 going to last a long, long time.

5 It's pinned in very heavily, so,
6 there's not a lot of weak joints. The biggest
7 thing we need to do is to identify them so they go
8 right back where they go. They weigh like 500
9 pounds a piece. They float out. They pin
10 together. They float back in. One of the reasons
11 we went to this dock was because no one wanted to
12 put in the old docks. And, anyone that was here
13 last year that worked with us, we put in all our
14 own dock because no company would do it. So, that
15 was one of the reasons. These pin in. They go in
16 a lot easier, float them out, pin them in, you
17 drive the poles down in. You can do it while
18 you're standing on the docks, and they're super
19 stable. Much safer. They should last a long
20 time.

21 MR. NWEKE: One more question. So,
22 what is the interest rate that we have on the loan
23 that we got?

24 MR. SNEDEKER: Six and a half.

25 MR. NWEKE: Thank you.

1 MR. PFAFF: So, let me tell you a
2 little bit more about what's going on with the
3 docks. There's been some conversation about like
4 some people have their boats in, some people
5 don't. The north decks are put in first and
6 locked in place first. They're still not
7 completely done. There's covers that need to go
8 in. There's adjustments to where the fenders go
9 so they protect your boats. There's also -- you
10 might have to move some cleats.

11 We've moved some boats into the lake
12 already because their slips were ready, and they
13 have one guy that puts like five or six pontoon
14 boats in, and that section of docks is ready and
15 we wanted them off the beach. Right now, we're
16 still missing a bunch of cleats. They didn't
17 order enough when they ordered the cleats for us.
18 That's how you tie your boats to the dock.
19 They're supposed to be here Friday.

20 We're still missing some front bumpers,
21 which are really sort of key to keep your boats
22 from bumping into the front mostly for pontoons so
23 they don't cut into the new docks, they're still
24 going to be two weeks to get here.

25 So, those are things that are going on.

1 If anyone needs my number, you might as well write
2 it down if you have a boat. I'm going to give it
3 to you now, because I'm around probably more than
4 anyone. My name is Rich Pfaff. My cell phone
5 number is 248-514-4484. I'm happy to meet you and
6 help you get your boats in.

7 These are the charts for where the new
8 boats go. I print them out. I always have them
9 with me in my truck. Keep in mind, these
10 actually, since I printed them a week ago, some of
11 the boats have moved out a little bit deeper
12 because people have changed where they're going.
13 They're all assigned by seniority, and it's a
14 group that does it, so don't come to me and say,
15 hey, Rich, and you're really going to want to be
16 mad at me. Please. We're all working the best
17 that we can to put the boats where everyone wants
18 then and in the right slip.

19 I will tell you that the slips are out
20 deeper than they've ever been just a little bit,
21 so, where it's a shallow well, probably used to be
22 where the beginning of the deep wells were. So,
23 by looking at the new docks, they are out just a
24 little bit further. They still fit our permit and
25 what we have. Same amount of boats as there ever

1 have been. There's not more boats. It looks nice
2 and uniform. There's covers that still need to go
3 on out there. There's still some work to be done.
4 As we know, labor shortage has been really tough
5 these days. Anyone in business knows. Our dock
6 guy has the same issues. And, believe me, we ride
7 him every single day. Call them every single day.

8 So, please take a look at this before
9 you leave, and I will get with Natalie and Mark
10 because I know some of these docks are going a
11 little bit deeper. So, if you see yourself here,
12 you might move out one, and you may say to me,
13 hey, Rich, when I come in with my boat, I drive it
14 on the right-hand side. I like to be able to grab
15 the dock while I'm driving the boat. If someone
16 that's on the other side doesn't mind, we're happy
17 to move them around a little bit. We may readjust
18 this just a little bit. But, as of right now,
19 this is probably about 95% of where the boats are
20 going to be. Any questions?

21 ASSOC. MEMBER: Rich, can you repeat
22 your cell phone number?

23 MR. PFAFF: It's 248-514-4484. When
24 you come to the lake, you need to bring your
25 registration and your insurance, unless you've

1 already turned it in and we have it on record.
2 And, then, the boat does have to be registered to
3 the member. It can't be somebody else's boat. It
4 has to be in your name. Rachel?

5 RACHEL: I'm Rachel. What's the policy
6 item Michele just mentioned about the kids fishing
7 on the dock, because I have a pint-sized
8 fisherman?

9 MR. WHITELAW: Well, we did put those
10 new fishing docks out there, and they're really
11 nice. Please go out there and take a look at
12 them.

13 RACHEL: So, they can fish out there.

14 MS. HEPBURN: Well, our policy is, any
15 child under 12 has to be accompanied by an adult
16 while on the docks. We would prefer since they do
17 have fishing platforms on both decks, correct,
18 that they fish from the fishing platforms and not
19 in between the boats to help protect the boats.

20 MR. WHITELAW: We get fish hooks in
21 covers and things every year.

22 MS. HEPBURN: So, that's why they added
23 those fishing things to get the fishermen away
24 from the boat. But 12 and under, whether you're
25 fishing or just walking on the dock needs to be

1 accompanied by an adult.

2 MR. ROGERS: Correct me if I'm wrong,
3 but when I was out there, it looked like there
4 were four or five, looked like Sea-Doo rafts.

5 MR. PFAFF: So, those are not ours.
6 They belong to the dock guys. So, what he's
7 talking about is they're jet ski ramps, and they
8 have wheels on them and you can drive your jet ski
9 up and park them instead of just tying them in at
10 the shallow well. They cost \$2,500 apiece. If
11 you have a jet ski and you want to put it on that,
12 that's fine. You have to pay for it, but, it's
13 going to be LPA property because it's part of the
14 dock system. You'll be able to put your jet ski
15 back there a year as long as you're coming, but,
16 if you leave, that's going to stay.

17 MR. SNEDEKER: We're not paying for
18 that.

19 MR. PFAFF: We're not paying for it.
20 But, if you have a jet ski and that's what you
21 want. And, these jet skis can be very expensive.
22 I heard they're like 18, \$20,000 now for a jet
23 ski. So, someone may think I want to spend 2,500
24 bucks and winch my jet ski out of the lake. It'll
25 sit right their attached to the docks. They're

1 beautiful. We're okay with that. If not, they're
2 leaving.

3 So, there's a couple of things on the
4 beach that do not belong to us, and that's one of
5 them. Is the hoist still there?

6 MR. WHITELOW: No.

7 MR. PFAFF: So, there was a hoist
8 there. It's gone. All of their stuff is going to
9 be cleaned up soon as they're done. There's
10 little plugs for the holes. Things like that
11 still need to go in.

12 MS. ROGERS: Nancy Rogers. I was out
13 there a couple days ago and the actual ramp that
14 goes onto the docks is quite steep, and, it was
15 really slippery. So, I'm wondering -- I noticed
16 they put a rubber pad on there, but the pad is
17 slipping down. So, of course, elderly people,
18 it's on too much of an angle.

19 MR. PFAFF: So, we're addressing that.
20 You're 100% right. I noticed it too. Because the
21 sand gets on there and makes it slippery. Mark
22 Karcher put those mats on there just to try them
23 out. And, now, he's put some sticky like
24 sandpaper kind of thing. But, we're looking at
25 putting in, I've seen them in other marinas. I

1 showed them to the Board. They're like little
2 strips and they have almost like All Grip or like
3 sandpaper kind of a surface. Just put some strips
4 on there so you have footing going up and down.
5 We'll have the dock people sweep them off once a
6 day. Yeah, because they can be too slippery. I
7 agree. There's also handrails still going on.
8 They're not there yet. Like those posts sticking
9 up, they're not done, so. . .

10 MR. ROGERS: Will the handrails go down
11 to the slope part?

12 MR. PFAFF: I don't know that. I would
13 assume so if there's a pole there. I'm not
14 building them. I just know he's putting handrails
15 in.

16 MR. BAUSS: Erik Bauss. Was there a
17 permit obtained by the folks that put the fixed
18 dock portion that she's speaking of?

19 MR. PFAFF: I don't know the answer to
20 that.

21 MR. BAUSS: Who would have been
22 responsible for that?

23 MR. PFAFF: I know the Board talked
24 about it. I don't know. It would probably be
25 Ian.

1 MR. BAUSS: It does not meet code, and,
2 it does not meet the ADA standard, just so you
3 know.

4 MR. PFAFF: Yes, Val.

5 MS. MURRAY: Val Murray. Just to
6 second what Nancy said, we were down there last
7 week, and it's too steep. I don't know if they
8 can make it longer and fan it out further, but, it
9 was sandy. And, I'm not that old, but, it was
10 like slippery.

11 MR. PFAFF: Val, I 100% agree with you.

12 MS. MURRAY: I wonder if you could
13 touch on -- I know you and I talked briefly before
14 the meeting. I was on vacation. I got phone
15 calls from people. They moved my boat. Like, I'm
16 not on the Board, but, it looks like I got a quick
17 look at your list that we got moved in shallower.
18 And, can you address why you would move people
19 that have been on the dock 20, 30 years to a
20 different location than they've had? I mean
21 because that just means somebody newer or somebody
22 different is getting bumped, and bumped out
23 further and taking your spot, and that upset some
24 people. Can you just touch on that?

25 MR. PFAFF: You might actually be

1 deeper than this chart, just so you know. And, I
2 can tell you that it wasn't something that I made
3 all those decisions for. I'm not even where I
4 want to be. Truly, I would like to be out deeper
5 and be on the side that I'm on. Probably want to
6 be on the inside instead of the outside. But, you
7 know, I want to be next to Charlie. I'm not
8 there. We're trying to accommodate everybody's
9 needs. I want everyone to be happy, obviously,
10 you know. We are -- we're like a neighborhood
11 community, and, obviously, we're not trying to
12 disappoint anyone. Doing the best we can. You
13 know, they'll be people that probably want to
14 move. We've already moved a couple people to
15 accommodate some people's needs. So, it's not
16 really over yet. So, just let me know, and we'll
17 talk to some of the other people. We'll see. I
18 don't have all the answers to that yet. Yes.

19 MS. WOJTCZAK: Joellin Wojtczak. I
20 just wanted to say thank you to the Board. You
21 guys have done an amazing job with this huge
22 project, put in so much time, and I think it will
23 be an awesome addition.

24 MR. PFAFF: Yes.

25 MR. BUKOWSKI: Mark Bukowski. On the

1 fishing dock portion, is there capability of
2 benches and/or any plans, and talks of?

3 MR. PFAFF: So, the dock company does
4 make benches, and they're very cool, and, of
5 course, they're very expensive, but they're nice.
6 And, honestly, I'd like to see some out there,
7 even for people just to sit out there and watch
8 the sunset. I mean they're really nice. They're
9 molded of the same plastic that everything's made,
10 and, actually has a way to lock into the dock as
11 well. Should last a long, long time.

12 You know, we -- it was a monumental
13 effort by a lot of people to get those docks even
14 in. We barely made it by a majority vote, and
15 that's going out and finding everyone with proxies
16 and everything. The nice thing is moving forward
17 once the docks are in, let's say, next year, or
18 what have you, it's very capable. Anyone thinks
19 they want to donate some money and they want a
20 bench out there and you want to take a look at it,
21 please do. The website for the docks, in case you
22 guys don't know the name of it, is called Wave
23 Armor. They make some really cool stuff. They
24 make solar LEDs that actually fit into the dock
25 and they're really, really nice. They make

1 corners. They make coolers. They make a lot of
2 different things. They make benches.

3 MR. DAUCHY: Gazebos.

4 MR. PFAFF: They make what?

5 MR. DAUCHY: Gazebos.

6 MR. PFAFF: I would probably not put a
7 gazebo out there. I think the Board might freak
8 out, or membership might freak out about that.
9 But, they make some really nice things. And if
10 you came to the Board and said, hey, I don't even
11 know what those benches cost. I just saw them,
12 but, I think they'd be great for out there. Yes,
13 Val.

14 MS. MURRAY: Val Murray. So, two
15 things. So, on the benches, if you found out how
16 much they cost, you might just suggest maybe
17 somebody gets a plaque if they want to donate
18 money for the bench. That would be a heroic
19 thing. We were joking about putting our names on
20 our docks if we had to pay 100%, so, same thing.
21 But, with the new docks, will there be any dock
22 lighting?

23 MR. PFAFF: Well, that's what I was
24 talking about. The dock lights, the LED lights,
25 and there may be some issues like -- could we even

1 have lights on the docks at night? Is that like
2 an issue for the state, or anything like that?
3 Again, I looked at what they cost. A pair of them
4 is \$110. So, when you start talking about putting
5 them out there, they would look really cool, but,
6 you would spend a few thousand bucks to like make
7 it look like a runway. I think it would be great,
8 especially when you're out there at night, people
9 walking in and out, you know where the edge of the
10 dock is, because they fit exactly in the little
11 holes that you see, those little oblong holes. Go
12 down take a look. There's plastic plugs that
13 match that you won't see them once they're done.
14 They'll have a little plug in there, but, there's
15 lights that fit in those. I'd love to have them.
16 I think it be great. I think it would look really
17 cool, and it would be a great safety feature.
18 It's also more money. So, we'll see how that
19 happens. Yes, Natalie.

20 MS. HAJJI: Natalie Hajji. This is a
21 little bit veering away from the boat thing that
22 we're talking about, but, I just wanted to ask. I
23 don't know who to ask or when to ask, but I would
24 be really happy about the new trampoline. My kids
25 have always loved the trampoline growing up on the

1 beach, you know. And, I've just noticed over the
2 years it's gotten, you know, a little bit -- it's
3 just gotten older and it doesn't work as well and
4 it's kind of like depleting and things like that.
5 So, I was really excited to hear we might be
6 getting a new one.

7 MS. HEPBURN: It's on order. It's in
8 Romulus right now. We're wondering why it's
9 sitting in Romulus for days and not getting in a
10 truck to us, but, hopefully, we'll have it by next
11 week. It's a much larger and stronger trampoline,
12 so, it has to go farther out. It's got a steel
13 frame. It's very heavy. So, hopefully, it will
14 last longer, but, we do have to make sure all our
15 children treat it well and respect it. You know,
16 it does have a weight limit, it does have a number
17 of person limit that Natalie and the staff will
18 try and monitor this year so that you don't have
19 20 people on there, that we don't have kids
20 throwing things at it and climbing on it
21 incorrectly, because these are all things that
22 have been popping it. So, we went all out and got
23 the biggest, strongest one we could get so that we
24 can hopefully avoid a lot of the popping and
25 deflating and springs coming out. I've been with

1 the beach for ten years and this is our third
2 trampoline. We replace them and they break. But,
3 a lot of it is because kids are, very, very rough.
4 So, that's why we kind of agreed, let's go bigger
5 and stronger, try and monitor the kids a little
6 bit more, and, hopefully, this one will last us at
7 least ten years.

8 MS. HAJJI: Yeah, because we never had
9 one, so that was when my kids were little, the
10 biggest attraction was this trampoline. I also
11 just want to note that we really, really loved, I
12 think it was like something that's pretty
13 inexpensive but a really big draw and a nice
14 attraction was the ping pong table. Personally, I
15 miss the ping pong table.

16 MS. HEPBURN: And, I think we might
17 still have it, it's just we don't have anywhere to
18 put it because people wanted the tables on that
19 patio. But, another thing that everybody should
20 know about the trampoline, because it's bigger, it
21 has to go out deeper. So, it might be more
22 challenging for the younger kids to get out there
23 without parental supervision.

24 MS. HAJJI: So, they're going to extend
25 the swim area?

1 MS. HEPBURN: We're going to have to
2 push the swim area out a little bit, yeah, to get
3 the trampoline in.

4 MS. PETERS: Were there anymore
5 questions for Rich on boats, because we're now
6 kind of into boat operations with Michele -- or
7 beach operations, rather.

8 MR. NWEKE: Uzo Nweke, again. Boats,
9 in terms of storage, so, last year, my kids, have
10 very young kids who really enjoyed using the
11 swings, but, this year they couldn't use the
12 swings and slides because the boats were pretty
13 much like in this area of the slides, and I was
14 wondering if next time the boats could be kept
15 away from that area.

16 MR. PFAFF: No. That's a good point.
17 So, you know, right now we're talking about
18 putting everything in, but, you know, at the end
19 of the season it all has to come out. And there
20 were boats last year that were in places they were
21 not supposed to be. They were in front of our
22 little clubhouse. They were too far over to the
23 slides and no one could slide down. You don't
24 want to slide down into a propeller. So,
25 hopefully, this year, and I think we tried to rope

1 it off, but, people still put their boats there.
2 So, next year, we're just going to tow them away.
3 No. I'm kidding. I don't know. But, we're going
4 to do our best to make sure they're not there.
5 You're 100% right. We don't want somebody getting
6 hurt down in the playground.

7 MS. PETERS: I think what we tried to
8 do too is when I sent out the end of the season
9 letter, I specifically said, please do not put
10 your boat in front of the beach house because we
11 have to allow for a fire lane in case we were ever
12 to have a fire. We have to be allowing fire
13 trucks to get in. And by parking those boats in
14 front of the beach house, it makes it
15 inaccessible. So, it's a safety violation. So,
16 that was one of the reasons why we put all of that
17 chain up there to, hopefully deter people from
18 putting -- and then somebody put a boat right in
19 front.

20 MR. BALAGNA: Steve Balagna: Those big
21 500-pound pieces of dock, where do you plan to
22 store them over the winter?

23 MR. PFAFF: They're going to need to go
24 on the beach. We have no choice. We have to
25 store them.

1 MR. BALAGNA: So, in the park?

2 MS. PETERS: We are going to designate
3 an area for that, and we may not be able to store
4 all of the boats that we have stored in the past.
5 That is something that is yet to be determine,
6 but, we will still probably store pontoon boats,
7 if I'm not mistaken. But, we may be storing fewer
8 boats just because we have to store all of that
9 dock.

10 MR. PFAFF: And please, don't just drop
11 your boat on the beach. Last year I was down
12 there in the winter trying to figure out whose
13 boats were there from winter storage, and
14 whoever's boats that they just left them there.
15 They dropped them off and left.

16 MR. SHAVER: Bryan Shaver. Would you
17 consider maybe putting the boats on the gravel
18 parking lot in the wintertime, not the pontoons,
19 or maybe do the pontoons?

20 MR. PFAFF: It would be great for the
21 ski boats, because they're on trailers and
22 everything anyhow.

23 ASSOC. MEMBER: Could you trailer them
24 in like a regular parking lot?

25 MR. PFAFF: So, the only issue with

1 that is, we have a member whose boat was broken
2 into last year, and it was still in the fenced-in
3 closed area, and that area is not fenced in. So,
4 if you put your boat in there, that is a
5 consideration that we have to think about. You
6 know, I mean plenty of places there's access to
7 boats.

8 MS. HEPBURN: I noticed there was kids
9 that climbed the big black fence to get in on the
10 beach over the winter. It's easy enough to climb
11 over the parking gate fence, but then they climb
12 up. So, I mean, we can take it into
13 consideration, but it's going to be park your boat
14 there at your own risk.

15 MR. PFAFF: So, speaking of that, one
16 more thing everyone needs to consider. We've had
17 people leave the gate open a lot lately, and,
18 anyone can come in and launch their boat. People
19 come in and hang out at the beach that don't
20 belong there. If you come into the beach area,
21 please close the gate and stay and make sure it
22 closes, because one of us will drive by, see the
23 gate is open, may not have the gate opener on
24 them. Then there's a call between the entire
25 Board, can someone go down and close the gate.

1 So, please close the gate behind you. Yes.

2 MS. DERRY: Geralyn Derry. Two
3 questions. Where do I get a new gate opener,
4 because the one isn't working. I bought one and
5 the battery is not working.

6 MS. PETERS: I just do everything. I'm
7 just kidding.

8 MS. DERRY: I talked to you, Mr. Pfaff.
9 I got a notice saying that I had a new pram.

10 MS. PETERS: If you can just come up
11 here after the meeting and give me your name and
12 your number because I ordered another box of
13 remotes, and they should be in either tomorrow or
14 Friday. But, I take them on a name-by-name basis
15 because we get ten at a time, and our gate system
16 is kind of getting to the end of like the amount
17 of the openers that we can allot for. And, so, we
18 allow people two remotes. And, after that, if
19 you've lost it, we have to delete it, otherwise,
20 we can't add more.

21 MS. DERRY: Well, I had one that worked
22 for a year, and I changed the battery and it's not
23 working. That's all right. I just want another
24 one.

25 MS. PETERS: If you turn it in, we can

1 delete it, and then we can give you another one.

2 MS. DERRY: Okay. Great. So, I
3 contact you.

4 MS. PETERS: Yes.

5 MR. PFAFF: So you know your pram spot
6 is number four.

7 MS. DERRY: Okay. I just want to make
8 sure. I sent a check in. I just wanted to
9 confirm that I got it.

10 MR. PFAFF: I was planning on seeing
11 you here.

12 MS. DERRY: Pardon me?

13 MR. PFAFF: You were on my list of
14 people to talk to.

15 MS. DERRY: So, thank you.

16 MR. PFAFF: You're welcome.

17 MS. PETERS: Anymore questions for
18 Michele on beach operations. We have a lot of new
19 staff coming in. Maybe Michele can answer that.

20 MS. HEPBURN: Yeah. We do have almost
21 completely new staff this year. All our people
22 have moved on to better pastures, so, we do have
23 quite a bit of new staff this year. So, please
24 bring your ID for the first month, six weeks. The
25 first time you're there, if the first time you

1 come is in August because staff will need to check
2 your ID. They do not know who you are. They
3 don't care that you know Natalie, because if
4 Natalie is not there, we can't rely on Natalie to
5 check everybody in. So, please bring your ID.
6 Meet the new staff. You know, be friendly. Be
7 courteous. Let them know how to check you in.
8 Let them get to know you, and make sure
9 everything's clear.

10 As we said, we've got a new trampoline
11 coming. We've talked about that. The fishing
12 docks. We've talked about, you know, trying to
13 keep kids off of that. They have to be
14 accompanied by an adult to be on the docks. Same
15 thing with kids. Anybody who is 12 and over, 12
16 to 18 can come to the beach without their parents.
17 They're only allowed two guests to come with them.
18 Those guests must be 12 or older. So, don't send
19 your 12-year-old down there with their five and
20 four-year-old brothers and sisters and expect them
21 to watch. So, kids cannot be dropped off at the
22 beach without a parent. Our staff are not
23 babysitters. So, an adult has to be there with
24 anybody under 12, and the 12-year-olds cannot come
25 down there with a gang of friends. They'll be

1 turned away. So, please make sure you tell your
2 children all that, or your neighbors who have
3 children that they must be with them down at the
4 beach. And 12 and over is only allowed two guests
5 of the same age or older. Other than that, I
6 think we've pretty much covered everything. Yes.

7 MS. WENDELL: Mary Wendell. Are we
8 going to replace the no wake buoys that we used to
9 have, the no wake?

10 MR. PFAFF: Yes. We're actually
11 getting a couple new ones. We're going to block
12 it out a little further just because we're moving
13 the trampoline out further, so we want the boats
14 further away as well. So, there's only one that's
15 still good right now. The other one was broken.
16 I think we're planning on having three, but I'd
17 have to ask. Natalie, is that right?

18 MS. SHAVER: Yeah.

19 MR. PFAFF: Yes. So, they'll be three
20 docks. They'll three no wake buoys. They'll be a
21 little bit further out.

22 MS. HEPBURN: And the only other thing
23 I'd like to mention with boats and operations,
24 lake owners who want to launch their boat from our
25 beach must contact a boat chair or Natalie. You

1 are not allowed to allow anybody to launch their
2 boat from our beach, only the boat chairs or
3 Natalie are allowed to do that. They have to
4 check their paperwork, check to make sure -- it's
5 a private beach, so, they have to verify that that
6 boat actually resides on the beach and isn't
7 somebody bringing anything in. So, please, if you
8 see anybody trying to launch a boat, make sure you
9 contact the boat chairs or Natalie to make sure
10 that they're aware of it. So, that means, if you
11 have a gate opener, you can't just loan it to
12 anyone.

13 If we see that you're loaning your gate
14 opener to other people who don't belong to our
15 beach, or people who live on the lake that want to
16 launch their boat, we will turn off that gate
17 opener and you won't be able to use it anymore.
18 So, we have that ability. I can open the gate log
19 whenever I want to, and I can find out who opened
20 the gate, and who closed the gate. So, if you're
21 leaving the gate open every night, we'll turn off
22 your clicker. It's not a very nice thing to do,
23 but that's the only thing we have. Like, how else
24 are we going to teach you guys, right? So,
25 sometimes parents let their teenagers come down at

1 the beach at night and do whatever they do, and
2 that's also probably not a very good idea because
3 we have cameras and Natalie, and the rest of the
4 Board have access to those cameras. So, I'm just
5 saying, we all know this stuff goes on, but, you
6 know, I don't like getting calls from the police
7 at night saying somebody is in the beach. They
8 have no identification. They want to know if we
9 want to press charges, then I have to go down
10 there, or one of the other Board. My name is the
11 first name they get to when they find people down
12 at our beach, and that happens, believe it or not,
13 quite a bit. Football games, basketball games,
14 somebody sees the gate open, they come in there to
15 use the bathroom, and then whoever is leaving
16 closes the gate. Now, these kids are trapped down
17 there in their car drunk, and there's nothing for
18 them to do.

19 To that point, we do reinforce to
20 everybody that boats are private property. The
21 dock may belong to the beach, but boats are
22 private property. We know a lot of boat owners
23 have come to us and said that there's kids on
24 their boats, there's -- and it's not just like the
25 fishing men. We've often told people if your hook

1 gets stuck, you do not enter the boat. You go get
2 the staff. The staff enters the boat or calls
3 you, you know, a boat owner to enter the boat.
4 But, people are not supposed to be entering the
5 boats. They're not toys, but, we do get a lot of
6 people who are there after hours, Natalie catches
7 them on camera who are on the docks and they're
8 like nobody's here. We're going to get on the
9 boats. So, the cameras have helped us a lot, but,
10 please make sure, if you see anybody on the docks
11 and on boats that shouldn't be there that you let
12 the staff know so that they can be on the lookout
13 for what's happening.

14 MR. SHAVER: Bryan Shaver. Going to be
15 a more fun topic. There's a social budget here.
16 What's the budget?

17 MS. PETERS: Okay. Well, that would be
18 under new business. So, if we're done with beach
19 operations, I think before we get into the new
20 business.

21 ASSOC. MEMBER: Planting. Do I have to
22 go ahead and I plant beach operations?

23 MS. PETERS: I gave you the thumbs up
24 for 200. There is a different amount on the
25 budget, but, I guess we're also thinking, like,

1 what other things do we need to put in there.

2 ASSOC. MEMBER: Well, right. And
3 that's too much for just plants. I guess if we
4 needed a new wheelbarrow.

5 MS. PETERS: If we need to do more,
6 we'll do more. We'll start there.

7 ASSOC. MEMBER: Thank you.

8 MS. PETERS: Now, we have the fun part
9 of nominating Board positions. So, there are
10 actually three members of the Board that are up.
11 So, before we talk about the three members that
12 are going away or staying, when we have Board
13 nominations, it doesn't mean that you're going to
14 be treasurer, or that you're going to be the vice
15 president, or you're going to be the boat chair.
16 Those are not the positions that were necessarily
17 up, it's the people who have signed up for that.
18 So, after the meeting we all get together and we
19 decide, you know, if Kip just says, I can't do
20 this treasurer job anymore. Who wants to be
21 treasurer now. Well, we all discuss like who's
22 got the capabilities to do it. So, don't think
23 that if you are nominated, or if you decide you
24 would like to become a Board member that it means
25 you're going to be a specific role, we try to make

1 sure that there's always that level of expertise.
2 So, if you don't like to talk to people, it's
3 probably not the right place.

4 So, we have three people that are up
5 for either reelection or stepping down. One is
6 Charlie Whitelaw, one is Kip Snedeker, and the
7 other is Rich Pfaff. So, the only person I know
8 who's made his intentions pretty well known is
9 Charlie. He's asked to step down from the Board
10 and not be renominated. Is that correct, Charlie?

11 MR. WHITELAW: Yes.

12 MS. PETERS: Okay. So Rich?

13 MR. PFAFF: I'd like to be the Boat
14 Chair again when we return.

15 MS. PETERS: So, I need someone to make
16 a motion to nominate Rich to remain on the Board.

17 MR. DARA: Jim Dara. Motion for Rich
18 for life.

19 MR. GRAHAM: I second that.

20 MS. PETERS: And seconded. Thank you.
21 That's Ron Graham. And then the other person is
22 Kip. I would have to say, are you willing to do
23 this again, Kip?

24 MR. SNEDEKER: I will do it again.

25 MS. PETERS: Could I have someone make

1 that as a formal nomination?

2 MR. PFAFF: I nominate Kip.

3 MR. DAUCHY: Second it.

4 MS. PETERS: Well, that leaves one
5 position opening, so, that would mean we would
6 need someone to nominate someone here in the
7 audience because you have to be present. I can't
8 just nominate someone who isn't here. Although,
9 we would love to do that, we can't, for a board
10 position. And, you can nominate yourself, or
11 nominate someone else.

12 MR. HAJJI: I'll nominate myself. Rudy
13 Hajji.

14 MS. PETERS: Anyone else?

15 MR. STANAJ: I'll nominate myself.

16 MS. PETERS: Can you say your name,
17 please?

18 MR. STANAJ: Robert Stanaj.

19 MS. PETERS: I can't hear you.

20 MR. STANAJ: Robert Stanaj.

21 MS. PETERS: All right. Could you both
22 maybe stand up for just a second so everyone can
23 see who they're voting for just so they can get a
24 visual. Once you become a Board member, everyone
25 wants to talk to you. We're only picking one

1 person, so you guys will have to either vote for
2 Rudy or for Robert. You guys want to just tell us
3 who you are?

4 MR. HAJJI: My name is Rudy Hajji. I
5 have four kids. I live in Tahquamenon Ct. I'm a
6 dentist.

7 ASSOC. MEMBER: Can you introduce your
8 neighbor?

9 MR. HAJJI: My neighbor is Steve
10 Guenther.

11 ASSOC. MEMBER: How long have you been
12 a member?

13 MR. HAJJI: We rented for a couple
14 years, then we became members, and love living
15 here. Grew up on the east side. Lived in Ann
16 Arbor. Went to University of Michigan. I just
17 lost all the Spartans in the room. That's me in a
18 nutshell.

19 MR. STANAJ: So, my name is Robert
20 Stanaj. Actually, neighbors with Rudy. I was
21 sitting down. I didn't hear that he was going for
22 the position. But, I think you should vote for
23 Rudy.

24 MR. BALAGNA: So, you're withdrawing
25 your nomination?

1 MR. STANAJ: Yeah.

2 MR. BALAGNA: So, I move the election
3 of Kip, Rich, Rudy.

4 MS. PETERS: All right. All in favor
5 aye.

6 ASSOC. MEMBERS: Aye.

7 MS. PETERS: Any opposed? All right.
8 Welcome to the Board. So, new business would be
9 basically anything that we have to give you guys
10 that we haven't already said, and, I think we
11 probably said most of it, unless anybody here
12 has --

13 MR. DAUCHY: Social.

14 MS. PETERS: Social thing would be the
15 one thing that we talked about.

16 MR. DAUCHY: So, we have some ideas,
17 and we have a calendar that's in progress. So,
18 we've already been brainstorming ideas. Movie
19 nights under the stars. '80s party. We'll have
20 live music idea. Corn hole tournament. Horseshoe
21 tournament. Fishing tournament. Car show. Food
22 truck. Campfire s'more Saturdays. Camp out
23 night. Scavenger hunt. Volleyball league. Field
24 day. Carnival day. Aerobics and yoga by the
25 beach. So, while not all those are going to

1 potentially make it, those are the shortlist of
2 ideas that we have to go from.

3 So, now, what we're going to be doing
4 is asking for volunteers. Right now it's myself
5 and Sherry as leading, but we'll take all the help
6 that we can get, and it would be great to nominate
7 one person for one activity. We've got the
8 calendar set up, and we're going to put some of
9 these activities on the calendar, get some of
10 these activities in front of the Board for their
11 approval, and we'll go from there.

12 But, basically, we know that people are
13 really wanting to have these activities coming out
14 of COVID where there was none, and, there's a lot
15 of interest for these. So, we're looking for
16 volunteers and taking all ideas.

17 MS. KALLABAT: I'll volunteer.

18 MR. DAUCHY: Do you have one of your
19 own, just let me know. I'll grab your number
20 afterwards. Thank you.

21 MS. MURRAY: Val Murray. Are we going
22 to possibly do, we talked about food trucks like
23 once a week? That would be fun.

24 MR. DAUCHY: We are investigating food
25 trucks. So, food trucks have a minimum of 1,500

1 and \$2,000, so, we'll have to time them
2 appropriately, right? So we want to maybe do the
3 car show and the food truck together, or what are
4 kind of pair them up with other activities so we
5 get enough people so they can cover it and not
6 have to pay out of the social budget. We do have
7 a generous social budget, I would say. It's 6,500
8 I think on the line item, if I'm not mistaken.
9 So, we do plan to put those funds to good use.
10 And, so, like I said, we're going to get the
11 proposal in front of the Board and get some of
12 these ideas approved, and we're going to go from
13 there. We'll put the social calendar on the
14 website and we'll send it out as well. So, that's
15 happening all in the next month, I would say.

16 MS. WOJTCZAK: Joellin Wojtczak again.
17 I think this year you guys have done a great job
18 with communicating, so, keep it up. It's really
19 appreciated.

20 MR. DAUCHY: Thank you.

21 MS. PETERS: So, I guess I would just
22 ask too. Are you guys liking the email
23 notifications? We have to do mailings. We're
24 required to do that. Again, if we want to change
25 these kinds of things like going straight to

1 email, or voluntarily email, that would require us
2 to change our Articles of Incorporation. That's
3 why, like I said, that's why this annual meeting
4 is such a big deal because this is the only time
5 we can do anything. Otherwise, we have to have a
6 special meeting.

7 So, I like the fact that you guys are
8 all good with the emails, and we'll continue using
9 those as sort of a way to notify people quickly,
10 but, we will always try to update of the website.
11 We also try to keep our Facebook page going. So,
12 now that it's summertime, or almost summer, we'll
13 be putting things up on the Facebook page as well.

14 MS. HEPBURN: One note about the
15 Facebook page. Natalie changed it to a private
16 page because we had tons of followers that had
17 nothing to do with our beach. Didn't even live in
18 the State of Michigan. So, she's made it a
19 private. So, you can no longer access the
20 Facebook, or, if you want to, just make sure you
21 go to it and then kind of say request, and then
22 Natalie checks if you're a member and puts you in.
23 So, anybody who wants to be part of the Facebook,
24 you might want to search us out and get part of
25 the group.

1 Another thing I just wanted to state.
2 As you all noticed, we all sent out the notices at
3 the beginning of the year and your dues are now
4 due in February. We're moving for that to be the
5 norm. So, I know some people were kind of thrown
6 off this year, which we knew you would be. We
7 tried to give notice, but, we got backed up. But,
8 that's going to be our normal date moving forward
9 that we will send things out the beginning of the
10 year for things to be due in February because
11 then, as Charlie mentioned, we get the revenue in
12 in time for the beach to open and we're not at a
13 deficit when we're opening the beach.

14 MR. BALAGNA: So, Michele, everything
15 old becomes new again. In the '90s sent them out
16 in March. Just be consistent, so we can budget.

17 MS. HEPBURN: Well, this Board will be
18 consistent, but I'm not responsible for when we're
19 no longer here.

20 MS. PETERS: That's right. All right.
21 Are there any other questions?

22 MR. SELWA: Kevin Selwa. I just wanted
23 to bring up something that's kind of bothered me.
24 The lights we have on those poles are extremely
25 bright. I mean they're blinding from the middle

1 of the lake. You go out there at night, it's by
2 far the brightest light. They're blinding driving
3 down Inkster, and I think we're being bad
4 neighbors by having such a bright light shining
5 all night. So, I would just like to put that in
6 the meeting minutes that I think we should do
7 something, either shield them, or put them close
8 to the ground, or do something so we're not just
9 lighting up --

10 MS. PETERS: You're talking at the
11 north and south dock?

12 MR. SELWA: Yeah.

13 MS. PETERS: Okay.

14 MR. PFAFF: If anyone would like to see
15 the -- this isn't absolutely final, but if you'd
16 like to see where your boat's going, please come
17 see me.

18 MS. PETERS: Do we have any other
19 business before we do that? I just want to make
20 sure we're all done. That way, I can adjourn and
21 then you are welcome to stay here to talk to us or
22 ask us questions. But, does anyone have any other
23 questions or things they would like to talk about?
24 Feedback? We always want to get your feedback.
25 That's how we make things better.

1 MS. WENDELL: I think last year we had
2 the best group of kids, or one of the best groups
3 of kids on the beach with Natalie. I mean I
4 remember the year before there was a kid that
5 would walk up. He wouldn't say hi to you. He had
6 his feet up on the desk. I think they should know
7 that their employees and people just to even show
8 little kids what they're doing well. And I'll
9 volunteer with that. I want to see more kids on
10 the beach. Last year I missed a little bit at the
11 beach. And I'll vote for Charlie for president.

12 MR. WHITELAW: Thanks, Mary.

13 MS. HEPBURN: And thank you for letting
14 us know about the staff. Natalie and I have been
15 working very hard to find people that fit and that
16 work well. We have noticed, and she's had trouble
17 with staff in the past.

18 MS. WENDELL: If she's ever in a pinch,
19 I'd come sit with her.

20 MS. HEPBURN: We've had some of the new
21 staff help Natalie clean the beach this year, and
22 I'm getting glowing reports. So, hopefully, we've
23 got another really good crew this year. But, if
24 not, please reach out and let us know and I'll
25 take care of it.

1 MS. WENDELL: I was afraid to let you
2 know about that big kid with his feet on the desk.

3 MR. BALAGNA: Steve Balagna. Motion to
4 adjourn.

5 MS. PETERS: All right. I would like
6 to thank everyone for coming today. I think this
7 is a great group. I also want to thank my Board
8 because these guys are phenomenal. So much hard
9 work. With that, I'd like to adjourn. And, if
10 you have any questions, please come up here and
11 talk to us.

12 (The meeting was adjourned at 8:25 p.m.)

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CERTIFICATE OF NOTARY

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STATE OF MICHIGAN)
) SS
COUNTY OF JACKSON)

I, Melinda R. Womack, Certified
Shorthand Reporter, a Notary Public in and for the
above county and state, do hereby certify that the
above deposition was taken before me at the time and
place hereinbefore set forth; that the witness was by
me first duly sworn to testify to the truth, and
nothing but the truth, that the foregoing questions
asked and answers made by the witness were duly
recorded by me stenographically and reduced to
computer transcription; that this is a true, full and
correct transcript of my stenographic notes so taken;
and that I am not related to, nor of counsel to either
party nor interested in the event of this cause.



Melinda R. Womack, CSR-3611
Notary Public,
Jackson County, Michigan

My Commission expires: 06-22-2025

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