

05/15/2024

LONE PINE BEACH ASSOCIATION
ANNUAL MEETING

4200 Telegraph Road
Bloomfield Hills, Michigan 48303

May 15, 2024

7:06 p.m.

BOARD MEMBERS PRESENT:

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

1 MS. PETERS: I would like to introduce myself,
2 but before I do that, I would like to also ask everyone to
3 please make sure your cell phones are either off or on
4 silent so that it doesn't disturb the meeting. And, so
5 that everyone knows, we have our court reporter here,
6 Megan, and when you ask a question, regarding what all the
7 board members will be laying out in terms of the meeting,
8 please make sure you stand up and say your name somewhat
9 slowly so that Megan will be able to hear you. Okay. So
10 we'll just stand up and start talking. Okay.

11 My name is Carolyn Peters. I am the President of the
12 Lone Pine Association Incorporated. Michele Barrett
13 Hepburn is our Vice President. Phil Dauchy is our
14 membership chair. Rudy Hajji is our secretary, and Mark
15 Karcher is one of our board chairs. We have two board
16 members who are not present tonight. Kip Snedeker, who is
17 our treasurer, and Rich Pfaff. Kip is out of the country
18 at the moment for a family matter and Rich is out of the
19 state on work matters, so I apologize for them not being
20 here. Phil will deliver the, treasurer's report. And what
21 I would like to do now if everyone is ready, is begin.

22 Good evening. Thank you all for being here for the
23 Annual Lone Pine Association meeting. At this time, which
24 is 7:06 p.m., I would like to call this meeting to order.
25 Natalie Shaver is in the back room. She's our beach

1 manager, in case every, anyone or everyone would like to
2 know she's back there helping us out. Thank you again. We
3 do have a quorum based on the number of people in
4 attendance and the proxies that we have received. Phil has
5 counted them and we have logged them all in. So we can
6 definitely have a meeting tonight. Natalie, do you have
7 like, the total now or Phil?

8 MR. DAUCHY: I don't, I can count them. I'm
9 sorry.

10 MS. PETERS: No, no, that's okay.

11 MR. DAUCHY: I don't have that number right now,
12 but it's well in excess. So I think there's, we've got.

13 MS. PETERS: It's over 80.

14 MR. DAUCHY: It's well over 80. Yeah.

15 MS. PETERS: Okay. First of all, I would like to
16 have a motion to adopt the annual meeting notice as read
17 that would've been received tonight. So we typically also
18 post it on the website. And so everyone should have gotten
19 this copy of the annual meeting. Notice if you did not,
20 I'm happy to either give you mine or you can share one
21 with someone else. Could I have someone motion to approve
22 the annual meeting notice?

23 MS. MURRAY: So moved.

24 MS. PETERS: Thank you. Can I have someone second
25 that?

1 MR. SCHROTER: Gerhard Schroter. Second.

2 MS. PETERS: All in favor.

3 AUDIENCE: Aye.

4 MS. PETERS: Any opposed? Okay, thank you.

5 Second, I would like to ask for approval of the minutes
6 from 2023. The minutes have been posted on the LPA
7 website. May I have someone make a motion to approve the
8 minutes on, last year's meeting?

9 MR. GASPAROTTO: Jim Gasparotto. I make a motion
10 to approve.

11 MS. PETERS: Thank you, Jim.

12 MR. BABCOCK: Second, Steve Babcock.

13 MS. PETERS: All in favor?

14 AUDIENCE: Aye.

15 MS. PETERS: Any opposed? Thank you.

16 So our board has, again, worked hard above and beyond
17 the call of Duty to resolve as many issues as possible for
18 the last year. We are, as you know, a volunteer board and
19 we do this for membership for the love of the beach. I can
20 personally not remember having served on this board, for
21 like maybe the last 20 some years, in various different
22 capacities, and I know how difficult all of the jobs on
23 the board can be. I would like to move on to our first
24 report, which will be membership by Phil Dauchy.

25 MR. DAUCHY: Okay. So we have all of the members

1 in good standing except for 13. So there's 13 that are
2 outstanding. So we have 13, sorry, 300 stock members and
3 we have 13 that are still waiting to pay their dues.
4 There's two in transit in terms of house being sold. So
5 we're waiting for those to come through. And there are
6 about 24, 26 individuals that would like to rent out their
7 stock that we're trying to find mates for, that would like
8 to come and rent those. One is giving up their stock and
9 one is sort of in between in limbo due to insufficient
10 funds in their bank account. So all in all, you know,
11 we're in pretty good shape in terms of cash flow and we'll
12 talk more about that in a second with over 90%, 95% of
13 members being paid. So thank you very much. I know we've
14 moved up the payment schedule from May to February, and
15 thank you for adhering to that as a stockholder group.

16 MS. PETERS: All right, any questions about
17 membership? All right, we're going to move on to the
18 treasuries report and Phil will also be delivering that.

19 MR. DAUCHY: Okay, so these were handed out in
20 the back of the room as you came in. I'm filling in for
21 Kip, so if you have any detailed questions, we'll take
22 those down, get answers for you and come back to you. If I
23 can't answer them, I won't pretend to answer any questions
24 that I can't answer.

25 Okay, so first off, I think what we'll do is we'll

1 start on the 2023 column. Looking at your assets in terms
2 of member earnings. So about \$66,000. Our boat earnings
3 are negative \$9,000. Total assets that we have in the bank
4 is \$57,229. Current liabilities that we have outstanding
5 is zero. Our owner's equity is It's \$57,229. When I look
6 at this, just kind of, you know, I come in and out of
7 looking at this financial statement, you always want to
8 look at, okay, well are you taking in more than you're
9 spending or you spending more than you're taking in,
10 right? Some basic finance. And what we'd like to see there
11 is really that \$8,230 at the very bottom. So we're
12 operating the beach in a fiscally responsible manner,
13 where our expenditures are lower than our income, but our
14 income isn't so high that we're essentially taking
15 membership money and banking it. We don't really want to
16 do that. We want to have enough cash on hand to make
17 repairs and prepare and pay for our staff for the summer.
18 But we don't want to have too little money to actually
19 actualize on our goals for the beach.

20 So, membership, profit and loss. So member income,
21 \$131,104. The expenses has been \$92,223. That profit of
22 loss being \$38,881. Boat profit and loss. So boat income
23 was \$126,000. Expenses was \$151,277. Our profit and loss
24 for the boats were \$30,651. Again, a lot of that due to
25 the, installation of the docks. And that gets us to our

1 net, which I called attention to at the very beginning,
2 which I'll bring your attention back to, which is the fact
3 that we're operating in the green, but not too far in the
4 green that we're banking stockholder money. So at \$8,230.
5 Are there any questions that I can help answer or attempt
6 to answer?

7 MS. PETERS: Okay, we do have a detailed report
8 if anyone wants to see any more detailed breakdowns of all
9 of these areas. We do, have a lot of people who volunteer
10 like Val Murray, who plants all our flowers. We give her a
11 budget of about \$250 or so to purchase flowers to plant
12 around annuals, to plant around in the pots and so forth
13 so that the beach looks nice and inviting.

14 MR. DAUCHY: I've asked for money too, for
15 social. We'll talk more about that in a second.

16 MS. PETERS: And so when we get down to the
17 social part of it, we'll also get into that as well. But
18 everything is in the detailed report and I just didn't
19 print off enough of them because there's like, it's very
20 many pages and I didn't think that was really fiscally
21 responsible. So if after the meeting you would like to see
22 any of those finer details, we're happy to share those
23 with you. You can come up here and talk with Phil or
24 myself. I would like to move on to Mark Karcher who will
25 give us our boat report.

1 MR. KARCHER: Good evening, everybody. The docks
2 are in. If you didn't know. With that has come some
3 additional challenges. So we've got some things that we're
4 working on. One is the boat launch still is not in, and
5 that if that's not put in tomorrow, I'm going to lose most
6 of the rest of my hair. But so, that should have been put
7 in by now. So that's made it a little difficult. You know,
8 we got the docs in early this year, which is great. We've
9 had some good weather, but with that comes some other
10 issues. What we're discovering as we have growing pains, I
11 would say one is, so when the docks went back in, so it
12 wasn't put in exactly the way it was. So people, even if
13 you had your same slip, your cleats could be off. So, you
14 know, so we're open or so we're, when I say open, the
15 docks are in, the boats are in, but people need stuff
16 done. So people need cleats moved or perhaps some bumpers.
17 So we ask you guys to be patient with us on that. You
18 know, we've been trying to make sure that at least we can
19 secure the boats the best we can until we get the cleats
20 moved.

21 So, you know, Rich, and I'll probably be doing some
22 of that this weekend. But you know, that's one of the
23 items. So yeah, we're going to be first in by the current
24 dock company each year because they don't have to get in
25 the water. So that's good. So if you do need your cleats

1 moved, or a bumper moved, please email LPABoat@gmail.com
2 and then we'll do our best to get that taken care of. I
3 mentioned a boat launch, cleats move. We're also asking
4 that people use, please use the shock cords, right? So you
5 want to have that shock cord so it's, less wear and tear
6 in the docks and it'll has a little bit of give. So, you
7 know, we ask that people use those.

8 For those of you that have been out there, you've
9 probably noticed that the amount of goose crap and ducks
10 is unbelievable. So we had them all nicely power washed
11 that didn't last very long. So we're looking at a couple
12 different solutions. You know, obviously any solution
13 costs money, of course. So, Lone Pine, excuse me, not Lone
14 Pine, Pine Lake, for example, use these streamers, it's on
15 a 19-foot pole. It has a long streamer, you know, but
16 they're about \$239 a piece without the hardware. So, but
17 we can do it without the hardware. The way we'd secure
18 them and we want to try some of those. We don't want to
19 get a whole bunch right away, but it's something that we
20 need to do because nobody likes walking out to their boat
21 and seeing all the, the duck, the geese, the crap, right?
22 It just doesn't look good. And it's certainly not healthy,
23 right?

24 So we're going to be looking at some different
25 solutions. You know, sub two is used some of the owls,

1 you've probably seen them, you know, those are effective,
2 those are a little bit less expensive. The one if you're
3 standing at our, on our docks on the North dock and you
4 look out to the west, the northwest, there's one dock out
5 there. They have two of these streamers up and their docks
6 are completely last year completely untouched. So maybe
7 they'll go over to our neighbors to the south if we're, if
8 they work. So that's something that we want to certainly
9 work on. We appreciate people contacting us to get the
10 boats in. It may seem like a lot, but you know, we have to
11 verify certain information, for people to have their boats
12 launched, right? So we do our best to make sure people
13 know where their spots are. I do have, the north and south
14 dock, you know, chart up here. So if you're haven't put
15 your boat in yet and you want to know where you're at, you
16 can please take a look. We're trying to honor everybody's
17 request when they need to be moved.

18 So far, at least the big, the nice thing is we got
19 the docks in and people are able to use their boats, but
20 there's still some work that needs to be done. So we ask
21 for your patience. I've been out on the fingers on the
22 north end the south dock and it's definitely not more
23 wobbly than it was last year. So they're going to have to
24 come back and resecure some of those poles, you know, put
25 them in deeper, because I, I've noticed a little wobbly.

1 So if you notice that your section is more wobbly this
2 year than last year, please let us know and we'll do our
3 best to get that, you know, tightened down. So, you know,
4 people feel secure, you know, getting out there. But the
5 good news is the docks went in basically in two days. They
6 did one day to get the north and one day to get the south
7 dock in, which is immensely better than, you know, a
8 couple years ago. I mean, a lot of people in this room
9 were in the water helping us get the docks in because the,
10 the previous dock company left us high and dry, so that
11 wasn't a lot of fun. So, so anyway, Steve.

12 MR. GUNTHER: Steve Gunther. What do you think
13 that's going to save us in the, in the allotted time
14 difference with the new floating docks versus the days
15 upon days with the old style?

16 MR. KARCHER: Yep. So it's a good question. We
17 were at, we were anywhere between 13,000 and 18,000 prior.
18 to get those old, those wooden docks in, it was a lot more
19 manual labor and, you know, everyone saw how long it took.
20 So we're below, I want to say it's 9,000 or 10,000 now.
21 So, you know, it's a pretty good savings. and, you know,
22 hopefully, hopefully people have enjoyed the new docks.
23 You know, it's not always perfect, but I think the system
24 is much better than what we had. And, you know, it looks a
25 heck of a lot nicer as well. So that would be the other

1 thing with getting those, some of those streamers up, the
2 streamers actually look really nice. They're, I think, it
3 would actually add, a little bit of color. So, so anyway,
4 yes, Val.

5 MS. MURRAY: Val Murray. So you mentioned that
6 the boat launch is not in yet. Are you doing work or
7 repairs on it? What, what did you mean when you said it's
8 not in?

9 MR. KARCHER: It'll be, it's not in, it's been
10 promised to us three or four times. And the last time was,
11 you know, I always called the morning of the board
12 meeting. I'm like, I call the guy, I'm like, what's, where
13 are we at? And he's like, I think I caught him off guard.
14 So he said he would get that in tonight or tomorrow. So
15 those

16 MS. PETERS: So we're not talking about the
17 actual launch, we're talking about the dock. We're talking
18 about the dock that goes alongside the launch.

19 MR. KARCHER: Alongside so people can --

20 MS. MURRAY: Thought you were, because I was
21 like, I see boats are.

22 MS. PETERS: No, no, no. Right.

23 MR. KARCHER: No, that's fine. No, I'm talking
24 about the dock that goes out there. Yes, Steve.

25 MR. BABCOCK: Steve Babcock, Mark is it the same

1 company, same contractor that took the docks out last
2 year?

3 MR. KARCHER: Yes.

4 MR. BABCOCK: Installed them?

5 MR. KARCHER: Yes.

6 MR. BABCOCK: Don't they have a schematic and
7 numbering the docks so there, so you don't have to do any
8 rework once they're in?

9 MR. KARCHER: That's a great point. So that's
10 something Rich and I actually talked about doing last
11 year, is how do we label them because, so you can, you
12 just got to, we don't want to be digging into the thing,
13 but somehow how we can label them, because that would
14 solve a lot of the problems because if the docks were put,
15 you know, it be easier taken down,

16 MR. BABCOCK: Easier for the contractor too,
17 right?

18 MR. KARCHER: Absolutely. Easier for the
19 contractor. And also we wouldn't have all this moving of
20 cleats. I mean, you'd have some of it, but for the most
21 part, if your boats back in the same slip, you got the
22 cleats where they were and great. So now it's kind of a
23 whole mishmash, so.

24 MR. BABCOCK: And if the cleats keep getting
25 moved, of course it's going to affect the look of the dock

1 too. You're going to have holes all over the place
2 eventually.

3 MR. KARCHER: Well, they're all pre-drilled, so
4 it's, yeah, you're just moving the cleat from one section
5 to the other. So it's that whole design of that system,
6 actually, it's everything. Even for the jet ski launches
7 where they click in, we talked before about maybe getting
8 a bench out there and that actually clicks right into this
9 -- into the dock itself. So you, so yeah. So nobody should
10 be drilling anything into those docks. But as far as
11 having that done, that's something that we want to do.
12 Yes.

13 MR. ROGERS: Bob Rogers. Yes. One other question.
14 Should we presume that where we had a vote last year is
15 the same place we'd be putting in this year?

16 MR. KARCHER: Yes and no. It should be in the
17 vicinity. But you're, yeah, you're welcome to, I have it
18 right here. If you're welcome to take a look. I think
19 you're actually in, yeah, I think you're actually in the
20 spot you were last year.

21 MR. ROGERS: And do we need to contact you like
22 last year before we put the boat in and let you know where
23 the boat is?

24 MR. KARCHER: Yeah, yeah. Because what we have to
25 do is we have to make sure, first of all, it's a

1 stockholder that's launching the boat. It can't be
2 somebody's, you know, kids, right? So that person at least
3 has to be there. And then, you know, obviously by the
4 other reason of making the appointment, we know that we
5 have the insure, you know, we're launching you because you
6 have your insurance, the registration, and then we're
7 having everybody sign the boat rules this year. So that's
8 why we're doing it.

9 MR. ROGERS: And a new sticker for the year.

10 MR. KARCHER: Yeah. And then we have the new
11 stickers too.

12 MR. ROGERS: So, contact You or Rich or just LPA?

13 MR. KARCHER: You can email LPA boat.
14 lpaboat@gmail.com. You know, that's the easiest way to
15 say, I'd like to launch on this day, you know, and if Rich
16 or I are not available, usually one of the board, other
17 board members can step in and meet you. It's no different
18 than when we have a lake owner, which that's a whole
19 another story. But the lake owners, when they call, they
20 have to call us when they launch. We have to make sure
21 that they belong on that lake because technically we're
22 not able to put out boats to launch that aren't, you know,
23 that legitimately supposed to be there. It's private.

24 MR. ROGERS: Okay. Another question I have, it's
25 pertaining to your vote regulations. And specifically,

1 item 22, about the boat regulation that states your vote
2 identified as low or no used boat through lack of sign in
3 or staff observation, you may lose your boat privilege
4 path. Rich Pfaff came up to me and said I was flagged last
5 year as a no use low used boat. Okay. And he kind of
6 caught me off guard because I didn't, I thought I was
7 using the boat. Now he also sent a comment to me, he said,
8 and just sitting on it doesn't count.

9 So, okay. So it was a little bit more interesting
10 now, so I, being that I've been flagged as a low use
11 person and I know it's no use because I'm out there at
12 least every week or more so; can you, give me the
13 criteria, which would be how much use do you have to have
14 on your boat per week or month or how often so you don't
15 lose your privilege of using your boat? Do we have that
16 defined because I don't see it.

17 MR. KARCHER: So we do not have, well, no use
18 obviously is no use. That's simple. Right? So if the
19 vessel's not operational and it's in a spot and it's not
20 seaworthy right. That boat's got to come out. No use
21 boats, obviously it's self-explanatory. Low use, it's
22 interesting. No, we, I think we need to define it, but
23 that's why what we're asking is, you know, if you're going
24 out once a week, I mean even, you know, that would
25 obviously not be considered low use. Okay. So a lot of

1 times, that's the other reason, though, when you want to
2 check in. So some, a lot of people just go to the boat and
3 they don't check in. So the benefit of going when you go
4 down is checking in, then the staff's going to mark you
5 down. And we, the reason we're doing this is, you know, we
6 have a lot of new families too that, you know, people have
7 been on the waiting list for a while. So, you know, you
8 have tug of war here, you have people that want to hold
9 onto their slips, right? And then you have people that are
10 really anxious to get a spot. And so we're trying to
11 balance that out. In, so there's been some movement,
12 definitely more movement in the last couple years in
13 boats. But, you know, Natalie, I don't know if you can
14 chime in on that, but.

15 MR. ROGERS: I'd have to admit I've been
16 delinquent in probably signing in because, you know, I had
17 a boat for many years and I just pull up and go on my boat
18 and use it and come in and, and my wife will sometimes go
19 to the sign in. So I guess what you're saying is it's
20 mandatory that you sign in?

21 MR. KARCHER: Yeah, it all it keeps track of it.
22 Yeah. That's been that way for a couple years. I mean, I
23 don't know. I mean, before I was in the board.

24 MR. ROGERS: Now, you know, it kind of caught me
25 off when he said, just sitting here, your boat doesn't

1 count. And you know, there's evenings I go out there and
2 get the cover off. You know, like watch sunset and we
3 bring our dinner down there and maybe have good intentions
4 of taking a boat out. But our boat neighbors, Bob and Bell
5 next to us pull in and end up talking the whole evening
6 away instead of going out. But, check that one off. We
7 didn't use our boat that time, you know?

8 MR. KARCHER: Right. We're just trying to avoid
9 the someone that has a boat in there and just never takes
10 it out and they basically just go in to sit on it like,
11 you know, and never use it so that there's other people
12 that certainly could use that spot as well. So no, we do
13 not have low use quote defined. It's just something that
14 we're keeping track of. And again, you know, if, like you
15 said, if you weren't signing in, you know, even half the
16 time, let's say all's they can go off of is, well how many
17 times are these boats being used and so forth. So we're
18 not trying to, we're not anxiously looking to move
19 somebody out of a spot.

20 MR. ROGERS: I got the impression that you were.

21 MR. KARCHER: Absolutely not.

22 MS. PETERS: No.

23 MR. ROGERS: I should say that Rich was.

24 MS. HEPBURN: No.

25 MR. KARCHER: Yeah, no, no.

1 MR. ROGERS: He confronted me face to face. Like,
2 you're low use and sitting on a doesn't work. And he
3 walked away.

4 MS. HEPBURN: I think the, I think the biggest
5 thing you as members can do to help us is always sign in
6 because the only documentation, we have is that sign in
7 sheet, because otherwise it's, I took my boat out. No you
8 didn't. Yes, you did.

9 If you sign in and go to that boat, then we've got
10 documentation that these are people who are coming to
11 their boat three times a week. Or these are people that
12 only come to their boat once a month. So that's step one.
13 And then we as a board will kind of discuss how we can
14 define what low usage so that it's equitable.

15 MR. KARCHER: And the other, the one other point,
16 thanks to your point, Michele, but one other item on that
17 is, you know, sometimes, you know, it's people get older,
18 they're not using the boats, but they have kids that want
19 to use the boat, which I get, you know, if the kid kids
20 are in the house, that's one thing. But if it's, you know,
21 it's somebody's child that doesn't live in the house,
22 right. I mean, you know, technically are they supposed to
23 be taking the boats out? So you know, it seems a little,
24 you know, without rules and regulations, we have chaos. So
25 we're just trying to, you know, have some rules to follow

1 and just to keep everybody happy, which is not always
2 easy, but I can assure you, you know, Rich is not trying
3 to single you out.

4 MR. ROGERS: More questions on that same thing.
5 if you want vacation for a couple weeks, are we to contact
6 you? Because obviously wouldn't be using my boat for two
7 weeks or don't worry about it.

8 MR. KARCHER: No, I don't think so. The only time
9 you would want to, if you're taking your boat out for
10 repairs and it's going to be out for a week, we just ask,
11 we, we do ask that people notify us so that way if their
12 boat slip is open, you know, you can have a renter come
13 in. But now if you are taking,

14 MS. HEPBURN: But on that note, Bob, if you are
15 going to be gone for two weeks or a month, you might want
16 to mention it to Natalie or the staff or send a note to
17 LPA boat so that we can indicate that. And so we don't go,
18 this guy's not using this boat.

19 MS. PETERS: Also if it, if we have a lot of
20 rain, a lot of times what we do is we'll ask the, the
21 staff if we know someone isn't going to be there for a
22 couple weeks, is keep an eye on their boat. because we
23 don't want you to come back from vacation and find out
24 that your boat is, you know, in trouble.

25 MS. HEPBURN: So it's not mandatory that you're

1 telling us you're on vacation, but it, it would certainly
2 be helpful to us so that we're not marking you as low
3 usage when you're actually on vacation.

4 MR. ROGERS: I'm trying to think of myself being
5 in your spot and I agree with that stuff.

6 MS. PETERS: We've also had kids come and, we
7 we've also had member children and then guests of member
8 children when they're fishing off the docks is we've
9 caught them on boats and we try to discourage that
10 greatly. But I wouldn't know if it was your child or
11 grandchild because I don't know them. And if they were on
12 your boat and they said, oh no, it's okay for us to be,
13 it's like well how am I supposed to argue with that if I
14 don't know?

15 MR. ROGERS: Right.

16 MS. PETERS: Then we would have to have the staff
17 go and check and see who is your family member.

18 MS. HEPBURN: Well and that's one of the reasons
19 why we established the boat rule, that the member has to
20 be at the beach for that boat to be used. So that people
21 can't say, yeah, this I'm Bob Rogers grandson, I can use
22 the boat. We don't know. So I know some people complained
23 about that as Mark said, because they want to send their
24 adult children who live in Mount Clemens to come use the
25 boat when they're not there. One that's not fair to paying

1 members who can't get a boat slip. And two, we have no way
2 of verifying that they're your child. So, a member has to
3 be there for your boat to be used.

4 MR. BABCOCK: Steve Hancock again. So, but all
5 right, I want to make sure I get this right, but I think
6 we got conflicting rules. Hold on. Let me think. So for
7 the, for someone to use the beach, we could have our kids,
8 our adult kids who live in another home, they can be there
9 without us. That I know is in the rules. Okay. But for the
10 boat, though, our adult kid cannot take the boat out
11 unless we are there.

12 MS. HEPBURN: That's correct. Yes,

13 MS. PETERS: Because you're the stockholder.

14 MR. BABCOCK: Right. But when you say because you
15 can't identify that child, you can identify the child for
16 the beach use. So why can't we identify the child for the
17 boat use?

18 MS. HEPBURN: Well, okay, I see your point. So I
19 probably didn't state that well we can identify them
20 because if you list them on the sheet, you should have
21 their address. We're checking their ID. The main reason
22 that your direct family, as we call them, cannot use the
23 boat while a member is not present is because we've had
24 several members who no longer use their boat but allow
25 their adult children who are not members of the beach to

1 use the boat.

2 MR. BABCOCK: I got it. And then you got other
3 families who could use that.

4 MS. HEPBURN: Who are actually paying members of
5 the beach. So a paying member can't have a boat. So a non-
6 paying member can use yours.

7 MR. BABCOCK: Okay. That's logical. All right. I
8 understand.

9 MR. KARCHER: Natalie in the back.

10 MS. SHAVER: I'll add something to that. It's
11 also illegal on the water. Like if the sheriff pulls that
12 person over and they don't actually belong on the lake, we
13 get in trouble as a staff for letting them in. Is the
14 person on the boat there has to be someone on the boat
15 that's legally like a part of Walnut Lake.

16 MR. BABCOCK: How will are you saying So if a, if
17 the Sheriff, Steve Babcock, I'll introduce myself to you.
18 So if the sheriff pulls you over,

19 MS. NATALLIE: And you don't have an address,
20 that's access,

21 MR. BABCOCK: Yeah. But for instance, my son and
22 I bought a canoe. We're both on the Michigan registration
23 and therefore, and we have the same, we have the MC
24 number. So why would he, I'm not arguing yours. I'm
25 arguing, I want to understand the sheriff's thing. If he

1 has, if he's on the registration, why would he not be able
2 to do that?

3 MS. SHAVER: Because his address doesn't have
4 access to the lake unless he lives in our area. Does he
5 live in our gated area?

6 MR. BABCOCK: No.

7 MS. SHAVER: So anyone on the lake has to like
8 belong to the, anyone on the lake using a boat or a
9 watercraft has to belong to the lake because it's a
10 private, private lake.

11 MR. BABCOCK: Okay. All right. Okay. Got it.
12 Thanks.

13 MS. PETERS: Yes.

14 MR. ROGERS: And just real quickly going back to
15 the, you know, monitoring usage of your slip. I don't
16 think a lot, but often, if not frequently I use the boat,
17 you know, early in the morning before anybody's there and
18 there's no sign in sheet or, or after people are gone and
19 there's no sign in sheet. So should I leave a note or
20 something? Or how can I register that? I've used the boat
21 even though nobody's there.

22 MS. PETERS: We can always review the security
23 cam footage and see for boat usage because occasionally,
24 as I mentioned before, when we've had young children out
25 on the docks fishing or playing around or whatever it may

1 be, and they, and they go on someone's boat and there's
2 damage. We can look at the security cam footage and we can
3 say like, oh yes, we can identify these three children
4 that damaged or no, it was the wind or it was a duck. I
5 mean I don't, I mean, you know what I'm saying there,
6 there's ways to verify that you're, you're.

7 MR. KARCHER: And one other thing you can also by
8 the clicker. So when the gate's opened right, that's the
9 other kind of, you know, we know who's clicker it is. So
10 that's another way.

11 MS. HEPBURN: And also we're fortunate that
12 Natalie has been with us for 13 years. She's pretty much
13 aware of, I'm assuming you go out early because you fish.
14 I don't know if that's true, but she's kind of aware of
15 the members who are those fishermen who are probably going
16 out at first thing in the morning and coming back before
17 work, shall we say? She, she has a good idea of who those
18 handful of people are.

19 MR. ROGERS: Right. I'll take it.

20 MS. HEPBURN: I mean that's just another, besides
21 the security cameras and the clicker, Natalie's also kind
22 of a level of Yeah. Right.

23 MS. PETERS: Jim.

24 MR. GASPERADO: Jim Gasperado. It seems the
25 launch is filling up with sand and the vehicles have to

1 get further and further into the lake to launch it.

2 MR. KARCHER: It was just dug out probably. Yeah.

3 MS. PETERS: It was Saturday.

4 MR. KARCHER: Yeah, it was.

5 MS. PETERS: Did you launch before Saturday?

6 MR. GASPERADO: Yeah. Saturday.

7 MS. PETERS: Oh, I am sorry.

8 MR. KARCHER: You had to go a little bit of deep
9 and know people a little.

10 MS. PETERS: We had it completely cleaned out on
11 Saturday. But if it does tend to be a problem, if you're
12 taking your boat in and out, all you have to do is let
13 them know and I'll have our service that scoops out the
14 launch. I'll have him come down with his equipment and
15 scoop it out. because it gets to be pretty heavy sand when
16 it's wet like that. Yes.

17 MR. ROGERS: One more question. Bob Rogers. On
18 the boats, is it mandatory that the boat is in by Memorial
19 Day? I think boats not placed in the water by Memorial Day
20 face potential loss.

21 MS. PETERS: I think that's the boats that are on
22 the beach, correct?

23 MR. KARCHER: Well, no, we've had this for years.
24 I mean that the boat's supposed to be in by the 23rd,
25 which is, that's when they're supposed to be in. Now

1 there's an issue maintenance wise and something, you know,
2 your boats doesn't start, again, you just need to
3 communicate with us. But hopefully, you know, people have
4 an opportunity to, oh wait. Memorial Day. That's my
5 anniversary, sorry. I mean the 27th.

6 MS. HEPBURN: But that's good. Okay. That also
7 goes towards that low usage conversation. Okay. So for
8 whatever reason because of repairs or because you can't
9 get somebody to get the boat in in time.

10 MR. ROGERS: It's usually that time of year it's
11 kind of cold, rainy and I'm like.

12 MS. HEPBURN: Notify the boat chairs of when it's
13 going to go in because if it doesn't go in by a certain
14 time, they can rent that spot to somebody who's trailering
15 until you can get that boat in.

16 MR. ROGERS: So it sounds like if it's not in by
17 Memorial Day, let you know what's going on.

18 MS. PETERS: Yes, correct. All right.

19 MR. KARCHER: Yeah. Yeah, that's fine. Anybody
20 else? Nope. Okay,

21 MS. PETERS: Great. Michele, we'll do our beach
22 operations.

23 MS. HEPBURN: So, Natalie has agreed to join us
24 as beach manager again for the 13th year.

25 MS. SHAVER: Thank you.

1 MS. HEPBURN: Very fortunate to have Natalie. We
2 do have a couple returning staff, but we do have a quite a
3 handful of new staff coming. So please bring your ID for
4 the first month or so until they know you and you know
5 them. So the general rule is I don't want anybody saying,
6 Natalie knows me or I've been here 40 years. If you walk
7 in and that kid sitting at that desk isn't unfamiliar to
8 you, show them your ID because they're going to ask if you
9 don't have your ID, we're telling them you can't come in.
10 They have to verify that you're a member. They have to
11 verify who your family is and all that. So please bring
12 your ID at the beginning of the season and probably well
13 through June because you know, these kids work maybe 15
14 hours a week. So you might not always, you might not meet
15 all of them in the first month. Other than that, we're
16 having, the staff is coming in on Sunday for a beach
17 cleanup. So everything should be ready to go for Memorial
18 Day weekend.

19 I would ask everybody to review all our beach, boat,
20 party guest, clicker policies. All everything's listed on
21 the website. When we make any updates, we make sure it's
22 updated on the website immediately. We have a lot of
23 people that we approach with things because they're, you
24 know, breaking rules or not adhering to certain standards
25 telling us, well we never knew. It's not our

1 responsibility to tell 300 members every rule of the
2 beach. So that's why all our policies, our articles of
3 incorporation or bylaws are all listed on our website. So
4 please review them, have a general idea of what they are.

5 Two new things this year. As with as, as well as the
6 boat policies having to be signed. If you would like to
7 book a party this year, we're asking that when you book
8 the party date with Natalie, you also sign the party rules
9 so that we're sure everybody understands what those are,
10 how many people you can have, what the policies are for a
11 party, how much it costs, what you're responsible for, all
12 that sort of thing. And then last but not least, we do
13 have security cameras at the beach as we've just talked
14 about. But they're not really working for us this year.
15 They come in and out, they're not reliable. We did some
16 research a few years ago and kind of installed new cameras
17 and they were great for a while and then started crapping
18 out.

19 So if anybody knows anything about security cameras,
20 we've contacted some companies, gotten some quotes. But if
21 any member knows of anybody or if your neighbors know
22 anything of security cameras, we'd love to get some other
23 opinions before we make a decision of what we're going to
24 do next. Because we don't want to go down another path and
25 then have them crap out on us again. So if anybody has

1 knowledge of security cameras, please let us know.

2 MR. KARCHER: And, and just, you know, Arlo,
3 Blink, Ring, a lot of those cameras that that rely on Wi-
4 Fi, that's part of the problem. So you really need some of
5 these cameras hardwired, which obviously, you know, we did
6 get one quote that I won't even mention what it was, but
7 we were like, no way. That's not even, you know, that's
8 not even feasible. So yes, you do know somebody that you
9 know, a client or a friend that installs them, you know,
10 we would definitely love to have their name and reach out
11 to them. Because we're going to have to get a couple of
12 other solutions. We got a lot of, for one thing is
13 security, right?

14 There's a lot of expensive boats out there. you know,
15 there's, there's a lot of stupidity out there and bands
16 and kids screwing around and you know, if at least we had
17 the camera system we can at least refer back to, you know,
18 who was there and what's going on. So that's going to be
19 important to get that up and running.

20 MR. BALAGNA: Steve Balagna, I have a question?
21 So do you have Comcast cable to the beach then?

22 MR. KARCHER: Yep, yep.

23 MS. HEPBURN: For the camera system.

24 MR. KARCHER: Yeah.

25 MR. ALONYA: Yeah. I understand.

1 MS. GRIGGS: Linda Griggs, we have a house on
2 Westmore Road and my son and his wife and my two grandkids
3 have another house on, are living in another house on
4 Westmore Road. And oftentimes when my husband and I go to
5 the beach, we bring our grandkids who are legal beach
6 members. But there's no way to prove, I'm bringing this up
7 only because I got a mystery guest fee on my bill this
8 year was very small. So I don't really care. And I'm
9 thinking, who did we bring to the beach? The only thing I
10 could think of was our grandkids.

11 MS. HEPBURN: Okay. You, I'm sorry, I didn't mean
12 to interrupt.

13 MS. GRIGGS: They're three and five, so they
14 don't have ID.

15 MS. HEPBURN: You need to, your son and daughter
16 should have them listed as family on their membership
17 sheet.

18 MS. GRIGGS: They are.

19 MS. HEPBURN: So you just need to point out to
20 staff, these are my grandkids. They're members. They're
21 under this name, because they're probably looking under
22 your name many times.

23 MS. GRIGGS: And this was only like, it looks
24 like, only a couple times that we probably the person
25 signing us in did not know that.

1 MS. HEPBURN: Right, because they're probably
2 looking at your name and your name has nobody else living
3 in your house. So you just simply need to point that out
4 to them. My son owns a house on Westmore. The name is
5 this. The kids are listed under him and then they don't
6 count as guests.

7 MS. GRIGGS: It shouldn't be a problem.

8 MS. HEPBURN: Yeah. You just need to point that
9 out. Especially with our new staff who is just going to
10 look under your name. They're not going to know, oh, these
11 kids live in another house and are also members. So you
12 just need to bring that to their attention.

13 MS. GRIGGS: Yes. Okay. But they're actually
14 members.

15 MS. HEPBURN: Yeah. And one more thing about
16 operations with the new docks, as we mentioned last year,
17 those large platforms at the end of each dock that are for
18 fishing. So any dock fishers should be fishing off that
19 platform, not off the fingers. For all you boat owners who
20 are paying a little bit more for those docks, as a board
21 we see those fingers as belonging to the boats. So there's
22 no reason why kids should be fishing off the fingers. So
23 our staff tries to keep an eye on it. We can't always. So
24 make sure if you have kids, they fish off the end of the
25 dock or common parts of the middle of the dock. Nobody

1 should be on those fingers except for the boats that are
2 on either side of the finger or, some kid who lost their
3 inner tube.

4 But more than likely the staff is fetching it for
5 them rather than the kids. But so help us keep an eye on
6 that. Because that helps us keep security on your boats so
7 that, you're not getting fish hooks stuck in your seats
8 and things like that. We're encourage, we're asking
9 everybody to fish off the platform at the end of the dock
10 and not the fingers.

11 MR. BOBCOCK: Yes. Steve Babcock again, Val,
12 excuse me. But since Bob is electrical engineer, would he
13 know how to hard wire this security?

14 MS. MURRAY: He's quite busy wiring his son's new
15 house. But I will ask. My son has a business, a shop and
16 he recently got someone, a friend or somebody that he knew
17 to help him to put in a good security system because he's
18 in Ypsilanti. I could ask him who he used or, you know. I
19 will get a name, I'll let you know.

20 MR. BABCOCK: That would be great.

21 MS. HEPBURN: Because it would also be good to
22 have somebody's opinion. Obviously, a hard wire would be
23 best because then you don't have interruption. But do we
24 have good cameras? Is the problem that we need better
25 cameras, we need a better recorder? Or is it simply a hard

1 wire solution? So we're kind of looking for somebody to
2 give us all that advice before we overhaul the whole
3 thing. because if it's just simply like, hey, these are
4 crap cameras, here's a better brand.

5 MR. KARCHER: And we've tried resetting the
6 routers. We've tried, we've tried everything. We've tried
7 upping the speed, actually, which dropped our bill, which
8 is kind of ironic, so that didn't work. We've tried
9 everything. We've been troubleshooting. Natalie's tried,
10 Rich has tried, Carolyn has tried. I mean we've all tried.
11 Yeah. And it is not reliable.

12 MS. HEPBURN: We just want them, it's not
13 reliable. Consistent and reliable. Yes?

14 MR. GUNTHER: Steve Gunther. One of the things
15 with the ducks and the geeks that work for me, I've made a
16 sign and an arrow pointing to Tom's boat.

17 MS. PETERS: Okay. And they go, right,

18 MR. KARCHER: Is it working?

19 MR. GUNTHER: Yes.

20 MR. KARCHER: Beautiful.

21 MS. PETERS: Any other questions?

22 MS. MURRAY: Are you going to do budget? Because
23 I just want to know what my flower budget is.

24 MS. PETERS: I think Phil may be able to pull
25 that up on the budget. Yeah.

1 MR. DAUCHY: If I don't, I might be able to get
2 back to you. Let me see what I have here.

3 MS. PETERS: I think I said the same as last
4 year.

5 MR. DAUCHY: I have landscaping and I have a,

6 MS. HEPBURN: Sometimes it goes up and down.

7 MR. DAUCHY: I have additional landscaping here.
8 Zero. Let's see.

9 MS. MURRAY: And we're hoping Phil has a party
10 budget. Because we had fun at some of --

11 MS. PETERS: Yes.

12 MR. DAUCHY: Thank you for saying that. I
13 appreciate that. Yeah, we'll talk about that in a second.
14 So for some reason on the landscaping I have zero.

15 MS. PETERS: I'm going to have to go back through
16 and look at this.

17 MR. HEPBURN: We all need glasses to read, right?

18 MS. PETERS: It's the print is like.

19 MR. DAUCHY: I just discovered I need readers.

20 MS. PETERS: It is excruciatingly fine. I'm going
21 to look at it on here.

22 MS. HEPBURN: Flowers here. Yeah, Natalie had one
23 back there. Like a balance sheet.

24 MR. DAUCHY: Balance sheet. Balance sheet. We
25 have a budget up here if you're interested.

1 MS. PETERS: It's just very fine print. I,
2 because I cannot print it. I could not print like 30,000
3 of them because it's like so many pages. But I have them
4 here if you would like to look at it in detail.

5 MR. DAUCHY: See I have a zero too Okay.

6 MR. BABCOCK: Did we have online?

7 MR. HEPBURN: No, we don't post the budget
8 online.

9 MS. PETERS: There should be an extra copy here
10 if you would like to look at it. I believe it says \$600
11 for flowers, landscaping supplies, and a new fire pit.

12 MS. HEPBURN: Yes. That's what it says.

13 MR. DAUCHY: Yep. We do have it there.

14 MS. PETERS: Yeah. So, if you can read this,
15 you're welcome to, have this. But that's what I'm looking
16 at right here.

17 MS. MURRAY: Do you want me to shop for a fire
18 pit or that's just coming out.

19 MS. PETERS: No, I think that we're going to
20 probably do some research on that. Miscellaneous beach
21 supplies, we have \$300 and that's typically for the staff
22 if they need specific supplies. The 4th of July fireworks,
23 and social, we typically pay into that. That is something
24 that's every year on the lake. So, this year it's \$11,250.
25 Oh, I know. I'm, excuse me, that was, that's incorrect.

1 \$4,500 for fireworks. I apologize. I'm looking at the
2 wrong column. That's why I said,

3 MR. DAUCHY: But there is that for social.

4 MS. PETERS: Right. And then that's it. I'm going
5 to let, I'm going to let Phil handle the social, budget.
6 But we do have obviously utilities. \$1,200 for
7 electricity, a thousand dollars for water, \$4,000 for
8 trash removal. If anyone would like to look at these, like
9 I said, I do have a few of these, but I could only print
10 so many copies and my ink was running dry. The docks to
11 install, I think we mentioned that already. It was, about
12 \$3000, or \$3,500 less than it was the year that we had our
13 old dock system. So \$12,000 that's, for in and out. And
14 any other, oh, we have, \$1,500 for the sheriff's patrol to
15 patrol the lake. All of the beach beaches on our lake, all
16 the subs all pay into that fund for the sheriff.

17 MR. WHITEHALL: How many times? A week month?

18 MS. PETERS: It's based on the number of hours. I
19 will have to look. They just sent the contract to me. So I
20 will look at that. And we can also post that on the
21 website. How many hours a week. They typically are always
22 doing holidays and typically weekends. But we can request,
23 maybe every other weekend and maybe during the week if
24 there are more problems or issues. And again, that's where
25 I would say people who are on their boats or, or people

1 who are on the beach that are seeing trouble, you know,
2 whether it's jet skis or other things, please let us know.
3 Because we can't be down there 24 hours a day and if stuff
4 is happening in the, in at night in the dark or early in
5 the morning. because we do have all the West Bloomfield
6 Lake laws, which do not allow us to have high speed or
7 fast movement on the lake until 11:00 am until 7:30 p.m.
8 Yeah. Until 7:30 p.m.

9 Even though we have tried to have that amended, it
10 is, it requires a lot. So we would have to have a lot of,
11 lake owners and all of the beaches. They would all have to
12 be part of that. So we've never been able to actually have
13 that changed or moved. They've tried several times.

14 MS. HEPBURN: Speaking of that, I don't think
15 anybody in this room is guilty, but the trampoline is not
16 a boat dock. We had people last year come up to the
17 trampoline to pick their kids up off of it or something.
18 That's not safe in any capacity. You're coming into the
19 swim lanes, you're, we've got other kids on the
20 trampoline, half the time they're in the water and you
21 can't see them. So if anybody sees a boat coming anywhere
22 near that trampoline, please let us know because I almost
23 had a heart attack last year when I saw it happen.

24 MS. PETERS: Also I want to mention that we have
25 a new accounting firm that we have, begun using. So we

1 started using them towards the end of last year. They're
2 responsible for all of our membership, for billing, for
3 stock certificates. I mean they're basically our new CPA.
4 So, our previous CPA Marilyn Maher, retired and she,
5 recommended the company that we are using now. So Daryl
6 Rollins is our contact and we will post that now on the
7 website now that we have, his letter of intent and all of
8 that information. So he's a very nice man. it's a very
9 nice company. They're on Orchard Lake Road, so they are
10 local. It's not like we're dealing with somebody in
11 another country or somewhere else. I mean they're very
12 local and we can go down there to work with them whenever
13 needed to work on membership issues or so on and so forth.
14 So they're very helpful.

15 Let's see. we also had Bob Phillips who used to do
16 our ice machine and water turning on and turning off and
17 winterizing of the bathrooms, and showers and drinking
18 fountains at the beach. He retired, last summer. So we had
19 to find a new company to do our winterization, for the ice
20 machine in the garage, the bathrooms and the showers and
21 so on and so forth. So they, are a new addition to our
22 services at the beach.

23 They are going to be coming through probably what, as
24 soon as I get the estimate from them, to determine what
25 happened to the water line by the kayaks and canoes,

1 because a lot of people have asked what happened to that.
2 That line is broken, somewhere and we can't determine
3 exactly where, unless we have a professional person
4 rather, otherwise we dig up the whole beach. Right?

5 So the pipes are very old in the garage and so
6 there's a relief valve in there that needs to also be
7 replaced that's part of that issue. And they can't really
8 determine where that water line is until they replace that
9 valve because it's a very old piece of plumbing. So, they
10 were able to identify that the name of the company is All
11 About Plumbing. They're also very nice, very reasonable,
12 and they come out very quickly. So, so that is also, in
13 the works. So that's, that's something that needs to be
14 done in terms of repairs. Any other questions?

15 All right, so we come to this part of the meeting
16 where, we nominate for board positions. So we don't
17 actually nominate for the board positions, but we nominate
18 to be on the board of directors. So we have seven board
19 members, two of them, would be either coming off or being
20 reinstated. I have to note for everyone because if someone
21 was interested in being on the board, that we do have a
22 pending lawsuit, and you should know that because I
23 wouldn't want you to just come in and find that being
24 blindsided.

25 So, I can't really discuss any of the issues

1 regarding the lawsuit, but I would ask that if anyone
2 would like to be nominated or nominate themselves to be on
3 the board to please let me know.

4 MS. HEPBURN: I would like to nominate Phil
5 Dauchy.

6 MR. ALONYA: I'll second that.
7 So can I ask you, can you tell us the general nature of
8 the lawsuit? Like it's not sexual or harassment?

9 MS. PETERS: No, it is not sexual. It is a member
10 who is suing the beach.

11 MS. MURRAY: Is it new or is it ongoing at this
12 point?

13 MS. PETERS: Pending Because we are awaiting the
14 serving papers, but we have already contacted our
15 insurance company, where we have our liability insurance
16 and we are also working with an attorney. And the attorney
17 has told us that we are not allowed to discuss it at all.
18 Period. Sorry. Until papers are served.

19 MR. ROGERS: No. I just, the general nature?

20 MS. PETERS: I can't talk about it. I cannot talk
21 about it at all. Steve, I'm very sorry. Cannot talk about
22 it at all. Once the papers are served and our attorney
23 could not be here tonight because she's in a deposition,
24 but if she was here then I would allow her to answer that
25 question.

1 MR. ROGERS: Okay.

2 MS. PETERS: I'm sorry. I'm just doing as I was
3 instructed. Okay. All right. So, if there are no further
4 people who would like to nominate themselves to be in this
5 lovely position, that would preclude me staying on as
6 president. And unless anyone objects to that, please let
7 me know.

8 MR. ALONYA: So Phil's nominated and I second.

9 MS. PETERS: Yep.

10 MR. DAUCHY: Thank you.

11 MR. ALONYA: Okay. So, do you need to be
12 nominated?

13 MS. PETERS: Yes, I would need to be nominated.

14 MR. ALONYA: So I'll nominate Carolyn for the
15 board, it does not necessarily need president.

16 MS. PETERS: Thank you. Thank you.

17 MR. ALONYA: If somebody wants to second it?

18 MR. BABCOCK: I'll second it. Second.

19 MR. ALONYA: So now we've got two people
20 nominated.

21 MS. PETERS: Yes. So all in favor?

22 AUDIENCE: Aye.

23 MS. PETERS: Any opposed? All right. And there
24 you have it.

25 MR. KARCHER: I would just like to say something

1 and, and Carolyn has devoted more time than anybody I know
2 to this board and I know she was actually, you know,
3 looking to come off of the board, which I certainly
4 understand. We were all obviously not wanting her to go
5 because she does a fantastic job, but it's an thankless
6 job and, I can't tell you how much we appreciate
7 everything that she does. And everyone give Carolyn a
8 round of applause.

9 MS. PETERS: Thank you. All right. So without
10 further ado, because I do not like to keep you people any
11 longer than necessary.

12 MR. SINGER: Point of order. There is a new
13 business that's required under the articles.

14 MS. PETERS: Excuse me?

15 MR. SINGER: Bylaws require a -- there's a part
16 of that agenda. New business.

17 MS. PETERS: Okay.

18 COURT REPORTER: What's your name?

19 MR. SINGER: I'm sorry. Bob Singer.

20 MS. PETERS: Is there any new business?

21 MR. SINGER: Yes. Bob Singer. I'll come here so
22 that you don't have to turn your necks around.

23 I've been here for 25 years and I've never raised my
24 hand.

25 MS. PETERS: Excuse me. Bob, you are not on the

1 agenda. It's not new business.

2 MR. SINGER: It is new business.

3 MS. PETERS: No, this is not new business.

4 MR. SINGER: The bylaws can be amended any time
5 by a majority --

6 MS. PETERS: No, they cannot. You have to send
7 out a special meeting notice --

8 MR. SINGER: No, they don't --

9 MS. PETERS: -- 300 members.

10 MR. SINGER: No.

11 MS. PETERS: Yes, you do. I did check on that.

12 That is part of our --

13 MR. SINGER: I can read it out loud. And then if
14 there's a dispute. The majority of the people here decide
15 whether it should be on the agenda or not.

16 MS. PETERS: That's not correct.

17 MR. SINGER: That is, I can read it. Let me read
18 it out. This is the bylaws and it's the amendments.

19 Unfortunately, we have a lawyer here, too.

20 UNIDENTIFIED SPEAKER: Who's that?

21 MR. SINGER: Except as otherwise required by law;
22 these bylaws may be repealed or amended by the majority
23 vote of the stockholders present at the annual meeting.
24 That's what I'm reading. And if you think that's not what
25 it says, I can show it to you. So I'm asking --

1 MS. PETERS: But you would have to, first of all,
2 have that on the agenda.

3 MR. SINGER: That's not what --

4 MS. PETERS: I spoke to the lawyers. The lawyers
5 told me; you are not on the agenda to appeal the bylaws.

6 MS. HEPBURN: We have been trying to amend --

7 MR. SINGER: I'm sorry. That's not true. And
8 they're not here.

9 MS. HEPBURN: We've been trying to amend both the
10 articles of incorporation and the bylaws since before I
11 came on this board. As you'll notice, the things that are
12 posted have proposed amendments and --

13 MR. ALONYA: That is wrong. Bylaws have been
14 amended. They were amended two years ago.

15 MS. HEPBURN: It is wrong? But I thought you told
16 us that the bylaws couldn't be amended until the articles
17 of incorporation were amended.

18 MR. ALONYA: The articles cannot be amended. The
19 bylaws were proposed to be amended. It was an agenda item
20 in the notice.

21 MS. HEPBURN: I remember.

22 MR. ALONYA: The vote did happen. The new bylaws
23 were passed. Told Phil, take the proposed thing off the
24 website because those are the, that was the new bylaws. So
25 we have new bylaws. I don't know what he's looking at.

1 What version are you looking at?

2 MR. SINGER: I'm looking at the one that's on the
3 website.

4 MR. ALONYA: The one that's on the website.

5 MR. SINGER: Yeah.

6 MR. ALONYA: Okay.

7 MR. SINGER: Article five.

8 MR. ALONYA: Okay.

9 MR. SINGER: And it says, and I'm not sure what
10 rules this body works under, but, Robert's rules says that
11 if there's any dispute, there's any ambiguity, these, this
12 body determines whether it should go forward or not. And
13 I'm proposing a motion to amend the bylaws with respect to
14 the vote regulations only.

15 MR. ALONYA: Okay. Make your motion.

16 MR. SINGER: My motion is this and, I'm going to
17 make the motion.

18 MR. ALONYA: Speak.

19 MR. SINGER: The motion is that no member,
20 starting with, excuse me. Let me read it because I want to
21 be right about it.

22 Commencing with the 2024 season, which is now; no
23 boat owner shall lose their privilege assigned space for
24 violation of any regulation or policy until the boat owner
25 has been given the opportunity to cure the violation

1 within 10 days after receiving a notice by email and
2 certified mail with return receipt, whichever comes later
3 of such violation. Payment of any unpaid dues, fines or
4 penalties may be made at the office of the association
5 account. That's the motion. And I would be happy to
6 explain it if there's a second.

7 MR. ALONYA: And of course, if there is no
8 second, it dies.

9 MR. SINGER: Okay. Discussion.

10 MR. ALONYA: There hasn't been a second.

11 MR. SINGER: I'm sorry?

12 MR. ALONYA: There's no second.

13 MR. SINGER: No second?

14 MR. ALONYA: No discussion. No second.

15 MR. SINGER: No second. Nobody wants to hear why?

16 MR. ALONYA: Apparently not. I don't hear anybody
17 second the motion.

18 MR. SINGER: Okay.

19 MR. ROGERS: If we second the motion,
20 will it allow discussion?

21 MR. ALONYA: It would.

22 MR. I would like to hear it, so...

23 MR. SINGER: Okay, let me I'll make it short so
24 you can all go home.

25 There's only a few ways that you can lose your boat

1 slip. And it's not at the discretion of this board. You
2 can move out of this, you know, deeded area, lose it. You
3 can fail to give them the, the documents required by May
4 1st of every year. You can have low usage or you can fail
5 to pay your dues by February 15th. Those are the ways you
6 lose it. It's not because you're a bad person or they
7 don't like you or you did something 10 years ago. What's
8 happening now is that despite you having waited 12 or 13
9 or 15 years to get your boat, if you don't pay something
10 on February 15th, you lose your slip. And you say, well
11 how could that be?

12 Well, in some cases people have been paying late for
13 years and years and years, and nothing has happened to
14 them. But there's been a change. And it's not an announced
15 change, but there's a policy now. If you don't pay by
16 February 15th, you're done, whatever, how many years you
17 waited, how many other dues you paid, including \$725 last
18 year, maybe another \$600 this year. You are gone. No
19 discussion. No appeal, no, not even a phone call or a
20 text. That's all you get. So I'm saying this is a motion
21 that is required and needed to protect those vote owners
22 from mistake, incompetence, grudge, whatever it is, and
23 if that's something you can live with, that you're not
24 worried about, then you would vote no. I think this is
25 something -- it doesn't hurt. Especially when it comes to

1 the mails because this is, this is how you get your
2 notice. If you don't get a notice in the mail, if you
3 don't pay your dues on time for the U.S. Post Office, what
4 the board is going to say to you is well, we mailed it
5 out. We didn't get it back in the mail. So you must have
6 gotten it. I want to show you what I've got --

7 MR. ALONYA: Steve Alonya. I call the question.

8 MR. BOBCOCK: Can I show you one last thing?

9 MR. ALONYA: I called the question.

10 MS. PETERS: Question.

11 MR. ALONYA: Meaning the vote. I called the
12 question. All those in favor?

13 AUDIENCE: Aye.

14 MR. ROGERS: In favor of what?

15 MR. ALONYA: In favor of the Amendment of the
16 bylaw.

17 MS. PETERS: All opposed?

18 AUDIENCE: Aye.

19 MS. HEPBURN: Okay. And the board holds the
20 predominant amount of proxies.

21 MR. ALONYA: Okay. Very good.

22 MR. SINGER: Thank you very much for your time.

23 MR. ALONYA: But, board members, please
24 understand those bylaws are not proposed. They were
25 adopted.

1 MR. KARCHER: You are correct.

2 MR. ALONYA: The bylaws were amended, the
3 articles takes super majority. And it has not happened.

4 MR. KARCHER: Right.

5 MS. HEPBURN: True. But I thought when I first
6 met you, Steve, that you said the bylaws couldn't be
7 changed until the articles of corporation were changed?

8 MR. ALONYA: Nope. I never said that.

9 MS. PETERS: Okay. With that I would like to
10 adjourn this meeting. All in favor. Please say aye.

11 AUDIENCE: Aye.

12 MS. PETERS: Any opposed? Thank you very much for
13 being here.

14 (At 8:10 p.m., meeting concluded.)

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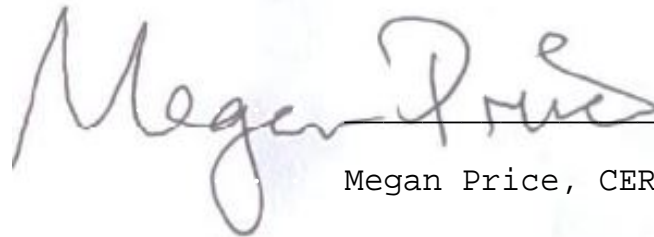
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CERTIFICATION

STATE OF MICHIGAN)
COUNTY OF MACOMB)

I, Megan Price, certify that this meeting was taken before me on the date hereinbefore set forth; that the foregoing statements were recorded by me, and reduced to computer transcription; that this is a true, full, and correct transcript of my recorded notes so taken; and that I am not related to, nor of counsel to, either party nor interested in the event of this cause.



Megan Price, CER 9296

Notary Public

Macomb County Michigan

My Commission Expires: 03/29/2026

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