

Meeting
05/21/2026

LONE PINE BEACH ASSOCIATION

ANNUAL MEETING

4200 Telegraph Road

Bloomfield Hills, Michigan 48303

May 21, 2026

7:00 p.m.

BOARD MEMBERS PRESENT:

Carolyn Peters, President

Charlie Whitelaw, Vice President

Mark Karcher, Boat Chair

Kip Snedeker, Treasurer

Phil Dauchy, Membership Chair

Rudy Hajji, Secretary

Natalie Shaver, Beach Manager

1 Bloomfield Hills, Michigan

2 May 21, 2026

3 7:00 p.m.

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5 CHAIRPERSON: Thank you all for being
6 here. My name is Carolyn Peters. I'm President
7 of the Lone Pine Association. Up here we have
8 most of our board members. We have Mark Karcher,
9 who is one of boat chairs, Charlie Whitelaw, who
10 is our VP, Kip Snedeker, who is our treasurer,
11 Rudy Hajji, who is our secretary, and Phil Dauchy,
12 who is our membership chair. The only person who
13 is not here tonight is Rich Pfaff, who is at a
14 graduation, so he's excused. He's our other boat
15 chair, okay?

16 So I would like to ask if we could
17 please have as we go through the order of business
18 for this special meeting to approve of the last
19 year's meeting minutes for the Lone Pine
20 Association, which we post on our website. What I
21 would ask is if someone could acknowledge that,
22 and then we will have someone second, and I will
23 ask for all in favor say aye. So if I could have
24 someone make a motion to approve the minutes for
25 last year's meeting minutes.

1 MR. LANGAN: Motion to approve. Matt
2 Langan.

3 MS. PETERS: Thank you, Matt. Could I
4 have someone second?

5 MS. ROSE: Bonnie Rose, second.

6 MS. PETERS: Thank you. All in favor
7 please say aye.

8 ASSOCIATION: Aye.

9 MS. PETERS: So what we have are
10 elections for two open board positions this year.
11 The board terms are for three years. They are not
12 necessarily listed according to rank or title
13 because that is something that the board members
14 decide on once we have all the board approved. We
15 will do that last. The first thing we will do is
16 after, now that we've approved our meeting
17 minutes, is have the presentation to the annual
18 report for the stockholders. So I typically start
19 with Kip Snedeker for our financials.

20 MR. SNEDEKER: Okay. Thank you. So
21 last year, 2025, we ended the year with owners
22 equity \$121,000. From an expense and income
23 standpoint we had member income of right around
24 \$148,000 with expenses of \$107,000 and we had boat
25 income of 73,000 with expenses of 98,000. So in

1 total, we had a profit last year of 15,839. We
2 are keeping, and we've talked about this, we're
3 keeping the dues and everything the same this year
4 so we're not making any changes to your annual
5 dues, the slip rentals, any of that, so that's
6 going to stay consistent this year. We have two
7 years left on the dock loan, so that ends in June
8 of 2028. If going into 2028 if we have a slush,
9 then we'll pay that off early, but for sure we're
10 going to go through all of this year and all of
11 2027 and continue to pay the dock loan. And
12 again, if there's enough in slush, then we'll pay
13 that off six months early.

14 MR. GUENTHER: Steve Gunther. Last
15 year you said it was going to be paid off early in
16 the meeting.

17 MR. SNEDEKER: It can be paid off early
18 if we have enough in the -- if we had enough money
19 today we could pay it off, but we don't.

20 MR. DAUCHY: That was me, right? So I
21 said that there might be a possibility that we pay
22 it off early. Not promise that we pay it off
23 early.

24 MR. SNEDEKER: So we pay right now
25 about around, I'll round the numbers, but we pay

1 about 70,000 a year in the loan.

2 MR. GUENTHER: Wasn't that originally a
3 five-year note?

4 MR. SNEDEKER: It was. Right.

5 MR. GUENTHER: So next year is year
6 five, correct?

7 MR. SNEDEKER: Year five will end, we
8 started in June of '23, so right now we're in
9 year --

10 MR. GUENTHER: This is the fourth year
11 this year.

12 MR. SNEDEKER: We're starting the
13 fourth year and it goes until June of 2028. So
14 that's when it ends. So that's why I'm saying, at
15 the beginning of the 2028 season, assuming we
16 don't have something that happens where we have a
17 big expenditure, we'll probably be able to pay it
18 off at that point in time in January versus June.
19 So hopefully we'll have -- we don't know what's
20 going to happen between now and then as far as
21 extra expenditures if something happens with the
22 house, whatever could happen, but assuming that
23 nothing comes up, then we should be able to pay
24 that off in essence six months early. And then
25 hopefully the docks last for another many, many,

1 many years.

2 MR. KARCHER: Beyond us.

3 MR. SNEDEKER: So we're in good shape
4 right now. The budget that we have fulfills what
5 we need. We don't need to make any changes to
6 what you're paying, we don't need to do anything
7 like that, and we're in a good cash position right
8 now. Yes, sir.

9 MR. BARTLEY: Steve Bartley. The
10 \$15,000 profit that we have on the sheet this past
11 year, how does that compare to the last ten years?

12 MR. SNEDEKER: So last year we had a
13 profit of \$3,000. I don't have it in front of me
14 right now, but the profit in the previous years
15 was down or negative because we put some money
16 into the docks when we first did the docks. So
17 the dock loan, and I don't have the number in
18 front of me, but let's say it was 350,000. I
19 don't remember exactly what the number was.

20 MR. GUENTHER: Close to 4.

21 MR. SNEDEKER: So we took some of our
22 equity that we had to put into the docks to keep
23 the loan number down. So we actually would have
24 had negative -- we would have had losses in those
25 years because we took some of the cash and did it

1 so that the loan was a little bit less. Any other
2 questions? Steve.

3 MR. BALAGNA: Steve Balagna. So I
4 guess this is obvious, but when the docks are paid
5 off, the extra assessment will stop?

6 MR. SNEDEKER: Yeah. We haven't
7 discussed. That would be a general assumption.

8 MR. BALAGNA: It passed with that
9 understanding, so I guess I want to confirm that
10 now.

11 MR. SNEDEKER: Well, I think that we
12 have to discuss going forward if as an association
13 we want to have some type of a, I'll call it a
14 slush fund, that's not the right wording, but a
15 slush fund in case we have to down the road do
16 another dock replacement or something. But yes, a
17 big chunk of that at a minimum is going to come
18 off. For sure what we're paying as it relates to
19 the people that are paying extra right now for
20 docks in waiting and the slips, those would come
21 off.

22 MS. MURRAY: Val Murray. So if the
23 loan started in '23, that would have been like
24 January, February when it was early.

25 MR. SNEDEKER: It started in June.

1 MS. MURRAY: But the bills come in like
2 January for the members. So when did we make our
3 first payment? Was that in January of '23? '24?

4 MR. SNEDEKER: The dock payments
5 started in June of '23.

6 MR. GUENTHER: But you're saying the
7 money was collected that year from us, correct, in
8 '23.

9 MR. SNEDEKER: Yeah. '23 was the first
10 year that you would have started making the extra
11 payments.

12 MS. MURRAY: So next -- first quarter,
13 January/February when you send the bills, that
14 would be our fifth year. So that should be the
15 last one, right?

16 MR. SNEDEKER: Well, it goes from June
17 of '23 to June of '28. That's five years. June
18 of '23 to '24, '25, '26, '27, '28. So that's five
19 years.

20 MR. GUENTHER: We paid in '23. We were
21 charged in February of '23. '23, '24, '25, '26,
22 '27. So next year technically is the fifth year.
23 Then we should be done.

24 MR. SNEDEKER: I can show you on a
25 calendar, but the payments began to the bank June

1 of '23. So from June of '23 to June of '28 is
2 five years. What I said is, probably in January
3 of '28 we will have money in the budget that we
4 can pay off that loan six months early. So
5 hopefully we can stop the payments, the extra
6 payments for those things, the season of '28. So
7 then you're correct. You paid in '23, '24, '25,
8 '26, '27. '28, you won't be paying. Does that
9 make sense?

10 MR. GUENTHER: Um-hum.

11 MS. WOJTCZAK: Richelle Wojtczak here.
12 Can you just follow up and confirm that because I
13 think everybody is still just a little anxious.

14 MR. SNEDEKER: I will, but what do you
15 want me to confirm?

16 MS. WOJTCZAK: When looking at the
17 books and just verifying that this group just paid
18 five worth years of assessments.

19 MR. SNEDEKER: I can tell you right now
20 that that is confirmed.

21 MS. WOJTCZAK: Okay. Okay.

22 MR. SNEDEKER: Either way, we had a
23 five-year loan, and I'm hoping we can pay it off
24 after five years of loan years with the bank.

25 MS. PETERS: Any other questions

1 regarding the budget? Okay. We need to approve
2 our budget for this year, which I think some of
3 you people probably have copies of. Is there
4 anything else we need to add to that, because I
5 think we kept everything the same?

6 MR. SNEDEKER: No. We kept everything
7 as it is.

8 MS. PETERS: So I would like to ask if
9 we could have a motion to accept the 2027 budget
10 for this year.

11 MR. LANGAN: Motion to approve. Matt
12 Langan.

13 MS. PETERS: Thank you. Could I have
14 someone second?

15 MR. GUENTHER: Second it. Steve
16 Guenther.

17 MS. PETERS: Thank you. All in favor?

18 ASSOCIATION: Aye.

19 MS. PETERS: I would like to move
20 forward to Phil Dauchy on membership now.

21 MR. DAUCHY: Thank you, Carolyn.
22 Currently we have only eight --

23 MR. BALAGNA: This says 2025, and there
24 was a motion to approve in --

25 MS. PETERS: '26 expenditures, '26

1 budget.

2 MR. BALAGNA: My thing across this
3 document is 2025, 2024, 2025.

4 MR. SNEDEKER: That's right. That was
5 for last season.

6 MR. BALAGNA: Okay. So what is the
7 proposed budget for this year?

8 MR. SNEDEKER: I have two copies with
9 me, but this is for 2026. This is for 2026. You
10 want to pass that back? It's the identical budget
11 from 2025.

12 MR. BALAGNA: Unchanged.

13 MR. SNEDEKER: Unchanged.

14 MS. PETERS: No changes.

15 MR. SNEDEKER: I should have made
16 copies of that.

17 MR. BALAGNA: Yeah. I mean people
18 should be able to see what is there. Okay. I'd
19 like to keep this.

20 MR. SNEDEKER: You can.

21 MR. BALAGNA: Is that online?

22 MR. SNEDEKER: No.

23 MS. PETERS: The budget, no. But we are
24 happy to share that with anyone who would like to
25 have it.

1 MR. SNEDEKER: Right.

2 MS. PETERS: Okay? Phil.

3 MR. DAUCHY: Currently we have eight
4 people that have outstanding dues. That's roughly
5 2.6% of our deeded properties, so pretty good.
6 There's six that owe late fees, so those six owe
7 somewhere between 50 and \$100. There are 30
8 people who want to rent out their summer
9 memberships or their rights to the beach. Nine
10 people right now are renting so we have more
11 people who want to rent out than current renters.
12 Of those nine, two, three have been offered
13 stocks. That number will come down. There are
14 ten properties currently for sale in the deeded
15 area, so those will currently be transferred.
16 That is the membership report. I'm happy to take
17 any questions. But in terms of I told you this
18 last year, it actually was the exact same number I
19 think from last year in terms of outstanding. It
20 wasn't the same outstanding people, but roughly
21 about eight people is probably par for the course
22 and typically chase those people down, and if not,
23 there's usually some hangover into the next year,
24 which will be assessed late fees.

25 MR. GUENTHER: We still do the two year

1 and year out.

2 MR. DAUCHY: Two years. If you haven't
3 paid in two years, you'll get a deeded letter, and
4 then you're out.

5 MR. GUENTHER: Okay.

6 MR. SCHROTER: So if someone has a
7 membership and then they sell that property at
8 that same time, they can transfer that to the new
9 owner.

10 MR. DAUCHY: So the new owner is
11 required to pay late fees so as example somebody
12 recently moved in to the deeded area. They
13 actually were not told that there was a beach
14 membership so I went and knocked on the door, told
15 them that they had had access to the beach. They
16 came down. They loved the beach, and the balance
17 was 1,700-ish for the back late fees. They paid
18 that plus the transfer fee, and now that house is
19 caught up and the deed has been transferred to the
20 new owners. Ideally the house sells. The seller
21 notifies the buyer either in the terms and
22 conditions of the sale or verbally that they have
23 access, but most likely when you get your property
24 rights, actually it was in my paperwork that I had
25 access, and that was part of it. And then the

1 transfer fee of 750-ish dollars is then assessed
2 and it transfers that way. Any other questions
3 about membership? Any neighbors that want to rent
4 out that anybody knows? No? Okay. No one wants
5 to rent, I should say, not rent out. You want to
6 rent.

7 MS. PETERS: Okay. Thank you, Phil.

8 MR. DAUCHY: Thank you.

9 MS. PETERS: Now Mark Karcher will
10 present the boat report.

11 MR. KARCHER: Hello everybody. The
12 docks are in. That's a relief to be able to say
13 that. Took a page out of Guenther's suggestion.
14 You got to hound these dock guys to get them to
15 get the docks in, but that's one of the nice
16 things about the floating docks where we have made
17 the request and it has been honored, at least for
18 this year, to be the first one that's going in.
19 So they got the docks in on time this year, which
20 was a tremendous relief. We should not have as
21 many issues as we did last year because the docks
22 were numbered, so the way the docks were put back
23 in or the way they were removed. So hopefully
24 everything with your slip lines up with the cleats
25 that you have. Now there's been some instances

1 where if somebody needs an extra cleat or a cleat
2 moved, just email the boat chairs and then we'll
3 coordinate that with Natalie. Natalie does a
4 fantastic job of making sure that gets done.

5 So the one thing I will say, especially
6 as you get out deeper on the south end, even some
7 of the north end, if you find it's not stable
8 enough and that you think that it's shaking a
9 little bit, please let us know because we are
10 prepared and Ian's going to be helping us. We got
11 some larger poles, thicker poles that we can drive
12 down there and stabilize them. So that's
13 something that we may have to do this year. So
14 the water levels obviously -- three weeks ago the
15 water level was way up. Now it's come down a
16 little bit. So the system's working. We got the
17 benches outs there. We're going to have that
18 constant issues with kid's fishing because they're
19 supposed to fish in the designated areas. I may
20 be going out of my lane right now. But we don't
21 want kids out there fishing between boats because
22 the next thing you know, somebody gets a hook into
23 a cover and they tear it, so I think that's a
24 constant battle that we're kind of fighting with
25 the kids. That's where they need be fishing.

1 So if you need a cleat moved, please
2 email us and let us know. If your dock is a
3 little bit too wobbly, I mean, again, it's a
4 floating dock, right? It's not a stationary dock,
5 so it has a little bit of a wiggle. But if you
6 find it a little bit more wiggly than you're
7 comfortable, let us know, and then we will look to
8 have a pole, larger pole put. Yeah, Steve.

9 MR. GUENTHER: Didn't we appropriate
10 some money last year to get the extended poles?
11 Did they ever come?

12 MR. KARCHER: No. We never -- we --
13 well, we never -- we actually -- whatever money
14 was allotted, it was in the budget, but we did not
15 get the poles last year. That was an issue,
16 right, with the dock people.

17 MR. GUENTHER: Weren't they paid,
18 though?

19 MR. KARCHER: No, they were not.

20 MR. GUENTHER: Okay.

21 MR. KARCHER: They were not paid
22 anything.

23 MR. GUENTHER: I gotcha.

24 MR. KARCHER: Only thing they've been
25 paid for is the installation and the removal.

1 MR. GUENTHER: Okay. So that's on a
2 need be basis is what you're saying?

3 MR. KARCHER: Correct. Correct. And
4 also, please try to use cleats. Don't tie off of
5 the poles. Some of the poles are maybe are a
6 little shorter. We had a couple on the north end
7 near Tom Bastian's boat where the dock had kind of
8 come up over the pole? That's an issue. So we
9 don't want that happening. So if you see
10 something that doesn't look right, let us know and
11 we'll get these guys out there to get it fixed if
12 Natalie and the staff can't do it. And then also
13 use the proper shock cords. It's your
14 responsibility to secure your boat properly. The
15 more boats that are secured properly, the more
16 stable the dock is. So it's been working great.
17 With that, I don't think there's a lot of items to
18 address, but happy to answer any questions,
19 please.

20 MR. LAPORT: Are the flags going in
21 again this year?

22 MR. KARCHER: Yes. Yes. The flags
23 will be going in, the sooner the better, because
24 trying to keep the goose crap off there, it's a
25 challenge. But the flags have worked. They have

1 worked quite a bit. Can't do anything about the
2 spiders. I know we get some questions about that.
3 Sorry.

4 MS. WOJTCZAK: I was thinking about it.

5 MR. KARCHER: Yeah, Mark.

6 MR. PLOTKOWSKI: I have a question
7 about the winter storage and the dock. The
8 starting ramps were flipped up. Were they
9 secured?

10 MR. KARCHER: Yes. The one that was
11 standing straight up?

12 MR. PLOTKOWSKI: Yes.

13 MR. KARCHER: Yeah. It was secured.
14 And the reason it was done, I can't remember. I
15 think they were concerned about keep moving that
16 out, it's going to lose its strength. So yes,
17 that was standing straight up. I actually checked
18 a couple times because we had some hellacious
19 winds and I'm like, oh, no.

20 MR. PLOTKOWSKI: I would be worried
21 about the wind and I'd be worried about kids out
22 there in the winter.

23 MR. KARCHER: It was secured, so it
24 stayed up the entire year. We never had an issue
25 with it, you know, coming and doing or having to

1 go back and re-secure it. So they did a good job
2 securing that dock.

3 MR. PLOTKOWSKI: Thank you.

4 MR. GASPAROTTO: Any improvements or
5 maintenance been done on the launch since last
6 year.

7 MS. PETERS: We've had it scooped out.
8 That's typically what we do is we try to scoop out
9 the sand and smooth it out so that it's level.

10 MR. KARCHER: That hole, get the hole
11 fixed?

12 MR. GASPAROTTO: The hole that you kind
13 of fall into. I think some of the slabs needed to
14 be --

15 MR. SNEDEKER: Mine stayed when I
16 launched, I didn't hit that. I don't know if it's
17 because the lake was high, but I didn't hit it
18 this year.

19 MR. KARCHER: Nor did I. Did anyone
20 else have an issue when they were launching with
21 that trailer dropping on back?

22 MR. GUENTHER: Mark, it's not the
23 launch, it's when you pull your boat out because
24 if you're in a hole, then you can't line up your
25 trailer. Like I have slots underneath my boat

1 that have to match the rails of the trailer. And
2 if the trailer is like this, you know, it's not
3 easy.

4 MR. KARCHER: We'll find out real quick
5 as Rich takes his boat in and out every week, so
6 if there's a hole there, we'll get it addressed.

7 MR. GASPAROTTO: Is there any way we
8 could drop a nice flesh slab in there? I know
9 there are companies that do that.

10 MS. PETERS: We'd have to get a permit.

11 MR. GUENTHER: That's DNR. That's a
12 pain in the butt.

13 MS. PETERS: We can put that on the
14 agenda.

15 MS. WOJTCZAK: I'm relatively new to
16 the beach, so apologies if you already offer this,
17 but have you thought about having some kayaks or
18 some paddle boards for rent?

19 MS. PETERS: We do. Natalie can
20 address that, actually, when we get down to the
21 next area.

22 MS. WOJTCZAK: Awesome.

23 MR. KARCHER: Anything else boat
24 related? So just please email us and we'll be
25 happy to address your emails and look forward to

1 having a good season as soon as the weather turns,
2 whenever that is.

3 MS. PETERS: All right. Phil, do you
4 have anything to add on the social planning?

5 MR. DAUCHY: So if we have volunteers
6 to help with the social calendar. Years past, not
7 last year, because I was traveling, this summer
8 I'll probably be traveling as well, we put
9 together different social events, and if there's
10 anyone that would like to help out with that, I'm
11 taking volunteers. Pretty easy in terms of like I
12 think we scale back the number of social events
13 maybe that we want to do maybe like one a month,
14 maybe two a month, something like that. I've got
15 all the phone numbers and the bands, all of that,
16 and the DJs, and for the movie nights, as well.
17 Got all those numbers. So if there's anyone that
18 would like to help out with that, that would be
19 appreciated. We can tag team it.

20 MS. PETERS: So after the meeting if
21 you would like to ask Phil what that entails, he'd
22 be happy to kind of run that by you. But we have
23 had movie nights in the past. They've been very
24 successful for kids. We've had DJs and dance
25 parties and volleyball matches and all kinds of

1 things. So if you're interested in that sort of
2 thing, please just come up and have a chat with
3 Phil after we're done with all of the meeting
4 minutes, so.

5 I guess I would like also now to
6 introduce Natalie in the back of the room. She is
7 our beach manager if you're new to the beach.
8 Natalie is in charge of our beach staff, and this
9 year we have a brand new beach staff. So
10 hopefully everyone got the email or messaging
11 regarding our new staff. You will be asked to
12 show your identification because none of them will
13 know who you are. And we do like to make sure
14 that our beach is secure and that we don't have
15 strange people showing up and saying that they
16 belong when they don't, because that happens a
17 lot. And so, you know, we want to respect all of
18 our members and their privacy, so we do ask you to
19 just be patient with our staff this summer because
20 they're all brand new. And bring your ID with
21 you, at lease the first few times so as they get
22 to know you and they get to know your face, it
23 will speed up the entry of coming into the beach.
24 If you are a boat owner and you have a quicker
25 issue, please let me know. I have replaced some

1 of the old clickers because they are not working
2 any longer. And I do have a few left. We ask
3 that we have one per family unless absolutely
4 necessary to have two, but we would like to just
5 keep it down to one because our system is very old
6 and we cannot add them in batches anymore, I have
7 to add them each individually in order to not
8 overload the system. So if you have a clicker
9 that's no longer working, we will disarm it, take
10 it off the system, and then we will add in a new
11 one. So it just helps to keep the system from
12 working more efficiently, okay? Yes.

13 MS. ROSE: Bonnie Rose. I need a
14 clicker. I do not have one.

15 MS. PETERS: You do not have one.

16 MS. ROSE: It went missing and I
17 haven't had one for over a year.

18 MS. PETERS: Well, we'll delete the
19 ones that are assigned to you and we'll assign you
20 one.

21 MS. ROSE: Okay. Thank you.

22 MS. PETERS: All right. Any other
23 questions before we get to the election of board
24 members?

25 MR. BALAGNA: Carolyn, I don't know if

1 you were living here when it happened. When I
2 first came here 38 years ago I think everybody
3 realizes that all the sewage that comes out of
4 Wabeek comes down the hill and goes to that
5 pumping station next to our beach, goes down into
6 crock wells, and then it is pumped out up the hill
7 and then sent towards the storage facility down by
8 14 Mile and Inkster. When I first moved here, the
9 storage facility did not work. It was
10 overwhelmed. And so the county was -- it was a
11 fabulous public meeting. They were saying the
12 reason our beach was closed is because of the
13 geese. And then they came along and they spent
14 \$500,000 and they upgraded the pumping station
15 and, oh, my God, the geese problem went away. The
16 reason I bring this up, the reason I called you
17 before this meeting is obviously we've seen all
18 winter long them do some major -- and I'm happy
19 for that. I just wonder if before our beach
20 opens, have we had a water quality check?

21 MS. PETERS: The township comes through
22 I believe once a month or once a week.

23 MR. BALAGNA: The township or county.

24 MS. PETERS: The county. They come
25 through and they test our water. They test all

1 the beaches, and then they give us a report. I
2 don't know if they've been down yet. I don't
3 think they have, have they, Natalie? No. They
4 usually notify me when they need to come down and
5 they do test all the beaches.

6 MR. BALAGNA: Did anybody make a call
7 and say, hey, could you please check?

8 MS. PETERS: I can find out when they
9 are coming, but they typically already have them
10 scheduled and they do it on a regular basis all
11 summer long. The reason they do that is because
12 if some beaches have problems, it doesn't mean
13 that our beach will have a problem. For example,
14 the beach just south of us, Bloomfield Square, a
15 couple of years ago they dumped a bunch of sand
16 because they wanted the beach to be sandier, and
17 that's illegal without a permit and they ended up
18 introducing E-coli into their beach, and so their
19 beach was closed for a month I believe, because
20 every time it tested it tested positive. And
21 whenever they tested our beach, we tested fine.
22 So even though we are neighbors and right next
23 door, E-coli comes right at the shoreline, it
24 isn't floating around in the water, it's literally
25 at your shoreline. So as long as they're not

1 dumping their sand into our beach, we wouldn't get
2 it. But we can't determine whose beach will have
3 it and whose beach will not, and will we ever be
4 affected or not. That's the crystal ball thing.
5 Yes.

6 MS. MURRAY: Just to add onto what
7 Steve said. Val Murray. We've been here 40
8 years, and there were some years where the beach
9 was closed one year for the summer, our beach, and
10 what the problem was was the building that's
11 between the two beaches, the pumping station, when
12 the power would go out it would fail because the
13 power went out, and it would dump raw sewage in
14 our lake. And this had been apparently going on
15 for a long time, and they tried to blame the
16 geese, and there was a lot of pass the buck.
17 After the summer where my son was two, so it would
18 had been '88, they just closed the beach for the
19 whole summer. Like they stopped testing us. They
20 just closed us. And what happened was, the county
21 finally came in and put in a generator so that
22 when the power went out, it didn't dump raw sewage
23 in the lake. And that pretty much -- I mean the
24 geese thing, yeah, but it was the generator. I
25 did contact public works here in the township

1 because I don't know if you realize, but
2 Bloomfield Township owns -- Inkster is not
3 straight. So Bloomfield Township owns a little
4 bit of that. So I reached out to our contact of
5 Public Works and said, what the heck is going on
6 this spring when I saw all of the digging. They
7 seemed to have finished it, and they said it's
8 been a long-time plan and upgrade, whatever. So
9 hopefully it's even better. But the problem was
10 there was no generator back in the '80s, and they
11 were destroying our lake. So that got fixed a
12 long time ago.

13 MS. PETERS: So I will try and find out
14 when they are going to be testing our water at the
15 beach, but they do typically test it all summer
16 long, and we do get reports. And we have a
17 bulletin board down at the beach where we post the
18 results from the water tests so that everyone can
19 always see them. There should be no mystery.
20 Also, just so everyone knows that our Water
21 Quality Assessment Board for Walnut Lake is
22 working very hard and diligently to try and
23 determine what else can be done to improve the
24 quality of the lake. And so I have been talking
25 with the other lake presidents regarding this, and

1 so as soon as we have a report available, that
2 will be available on our website. And you'll
3 probably notice it for the water quality because
4 that is a constant concern because of our boats
5 and people and everything else, so we want to
6 maintain that quality so that it doesn't degrade.
7 So you would see something in the next few weeks
8 because they've done another test and study, okay?

9 MR. SNEDEKER: Could I make a point of
10 clarification?

11 MS. PETERS: Yes.

12 MR. SNEDEKER: Not about the water
13 quality.

14 MS. PETERS: Yes.

15 MR. SNEDEKER: I don't know if you
16 brought it up or you brought it up, but I
17 misquoted on the docks. You are correct. You
18 started making payments in '23.

19 MR. GUENTHER: Correct.

20 MR. SNEDEKER: So we have access
21 because we only made payments for six months of
22 '23 because the loan started in June. So the
23 payments as far as the Association is concerned
24 will end in '27. It will be paid off at the end
25 of '27, even though we have payments going into

1 '28. But you made payments in '23. I didn't
2 start making payments until June. Whoever brought
3 that up was correct. I was wrong.

4 MR. DAUCHY: I've got one correction or
5 just addition for the beach social. We've got two
6 new barbecues down at the beach and we've got a
7 new fire pit on order.

8 MR. GUENTHER: 47 years. I know we've
9 had a problem with the beach next to us as far as
10 the kids coming back and forth. Is that being
11 addressed?

12 MS. PETERS: It's always being
13 addressed.

14 MR. KARCHER: Constantly.

15 CHAIRPERSON: It's a constant
16 addressing.

17 MR. GUENTHER: So is there an
18 alternative.

19 MS. PETERS: Well, we are going to
20 upgrade the cameras that we have on the docks so
21 that we can see better and more clearly. We are
22 actively turning them away when we are notified
23 that the cameras are on. We can see these kids
24 coming over to fish. Natalie typically lets the
25 board know as soon as that happens. So if we're

1 not watching our phones for notifications, Natalie
2 is getting them constantly. And so I think last
3 week we had a notification that kids were fishing,
4 they were from the other beach, and they came over
5 because the docks, our docks, are all in, there's
6 are not, and they were turned away and they were
7 told, you're trespassing. But I think we just try
8 to be good neighbors. They don't know how to read
9 maybe because it says no trespassing.

10 MR. DAUCHY: Temptation is too good.

11 CHAIRPERSON: We just have to be
12 patient and try to be proactive about it and keep
13 on them short of putting up a barricade. I think
14 part of the problem was that there was a fence
15 that was missing from when they were working on
16 the pump station and that was allowing them
17 immediate access.

18 MR. KARCHER: They can still walk from
19 the water obviously too.

20 MS. PETERS: But they were coming
21 through the opening.

22 MR. DAUCHY: Correct.

23 MS. PETERS: Now that the fencing is
24 all back up again, that will be a little more
25 difficult, unless they want to get poison ivy.

1 MS. MURRAY: What is the latest on the
2 other beach how they kept putting a piece if dock
3 and then it got longer and longer and longer?

4 MS. PETERS: I was very diligent about
5 reporting to West Bloomfield because that is in
6 the West Bloomfield part of Walnut Lake, not
7 Bloomfield Hills, and so West Bloomfield came out
8 and measured it. It was beyond what the allowed
9 length of dock is, which I believe was 50 feet.
10 And so they were told if they did not remove it,
11 they would be fined a large amount of money and a
12 consistently large amount of money accruing until
13 they did remove it. So they did remove it and
14 they are not allowed to put up anything more.
15 I've had to be very diligent with West Bloomfield,
16 and they come out right away and they photograph.
17 So whenever we have a board meeting, just so
18 everyone knows, I always have in the bottom of our
19 board meeting John Roda and his assistant. I have
20 their phone numbers for West Bloomfield if anybody
21 would like them. We can also post those on our
22 website if you guys have complaints. They are
23 very good about responding and that's kind of what
24 it takes. If nobody complains, then they just
25 assume it doesn't bother you. But it was impeding

1 boats from getting out of their slips on our side
2 and it was illegal and dangerous. I've tried to
3 be proactive about it, and we've tried to be nice
4 to them, but when they don't do things that are
5 nice they get in trouble. Any other questions?
6 No? Okay.

7 So when we had our last board meeting
8 last week we asked the two board members that
9 their terms are up if they would be interested --
10 sorry. Natalie?

11 MS. SHAVER: I'll just address the one
12 thing about the paddle boards. At the beach we
13 had four kayaks and one paddle board. We got
14 three more kayaks donated this year. We actually
15 have seven kayaks. Like I think two our little
16 kid ones. Two little kid ones, five adult and one
17 paddle board. We have six paddles though, so we
18 don't have enough paddles for everything, so if
19 someone has random extra paddles lying around and
20 wants do donate them. But yes, we do have them.
21 They're along the shore and then paddles are by
22 the desk, so we just ask that you bring the
23 paddles back and hang them back up.

24 MS. WOJTCZAK: And when we're there, we
25 can just talk to the staff and take one out.

1 MS. SHAVER: Yep.

2 MS. WOJTCZAK: Awesome.

3 MS. SHAVER: Or even if you have a
4 clicker you can take it out. Just bring it back
5 on shore so it doesn't drift away.

6 MS. PETERS: Okay. Thank you, Natalie.
7 So we have asked the two board members that are
8 their terms are up if they would be interested in
9 renewing and staying on for another three years,
10 and so Rudy has let me know that he would be
11 interested in staying on the board, and Rich has
12 also agreed to be on the board for another three
13 years. So unless someone has a burning desire to
14 be on the board of directors here, I would just
15 ask if we could have a motion to approve the
16 existing board to stay on and stay together.

17 MS. MURRAY: I make a motion.

18 MR. GUENTHER: I second it.

19 MS. PETERS: Thank you. All in favor?
20 Yes, Steve.

21 MR. BALAGNA: I have a comment. You
22 guys have staggered terms?

23 MS. PETERS: Yes, we do.

24 MR. BALAGNA: We can't make a motion to
25 existing. We can make a motion to renew Rudy and

1 Rich for three years.

2 MS. PETERS: Okay. I would like to
3 have a motion made to renew Rudy and Rich for
4 three years.

5 MS. MURRAY: Motion to renew just Rudy
6 and Rich for the three-year term.

7 MS. PETERS: Thank you.

8 MR. GUENTHER: Second.

9 MS. PETERS: All in favor.

10 ASSOCIATION: Aye.

11 MS. PETERS: All right. Is there any
12 new questions or things that we haven't addressed
13 already? So please let me know if you are
14 interested in acquiring a clicker. They are \$40.
15 And otherwise, I would like to say are we done?
16 Did you have something else, Mr. Guenther?

17 MR. GUENTHER: No. I'm listening.

18 MS. MURRAY: In the past I have
19 offered, last year was difficult year, but Phil
20 and I were talking about it. I didn't know if you
21 were planning on doing it this year.

22 MS. PETERS: I was going to do it. If
23 you want to help me, you can help me.

24 MS. MURRAY: Yeah, that would be great.
25 If you want to buy what you want.

1 MS. PETERS: Sure.

2 MS. MURRAY: I thought you did a lovely
3 job last year. Thank you for covering for me.
4 But I love gardening, so let me know, I'd be happy
5 to help.

6 MS. PETERS: Awesome. Thank you, Val.
7 All right. Well, without further ado, I would to
8 get a motion to adjourn the meeting.

9 MS. MURRAY: Motion to adjourn.

10 MS. PETERS: Thank you. All right.
11 All in favor?

12 THE ASSOCIATION: Aye.

13 MS. PETERS: Have a lovely summer,
14 everyone.

15 (The was meeting was adjourned at 7:46 p.m.)
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CERTIFICATE OF NOTARY

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STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

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

My Commission expires: 06-22-2032

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