

JUNE 10, 2017 MEMBERSHIP MTG MINUTES

Trustees present: Greg Amyot, Mike Watson, Dave Falzon, Diane Rizzo, Fran Parker, Joe Rotelini
Including board members, there were 37 members present.

Board and members introduced themselves. Time was given for August 2017 minutes to be read silently. Tim moved the minutes be approved. Hope seconded the motion. Approved.

It was announced that Bob Schlotterer had to step down from treasurer position, and Dave Falzon was approved by the board to take over that position.

The 2016 Year End Report, including the delinquent dues report was read and discussed. One person asked if we live on \$17,000 for the rest of the year; the answer was yes.

Ms. Caulka asked why the attorney fees were so high. Dave answered that it was because of delinquent dues collections because someone had owed \$16,000, and it went to the attorney. The question arose as to whether the attorney fees are 5 times as much as what the homeowner owes. Fran explained that the lawyer charges an hourly rate. Greg confirmed that we knew of the hourly rate when the contract had been signed. Dave explained that things were going well until complications arose including problems with residents who lied under oath about finances, others who moved out of state, and other cases. It was explained by the board that a big chunk of money was lost with these cases. Fran stressed that there is a possibility we may not recoup this money because the cases were reversed by the judge. It was stated that we then decided to turn over delinquent cases to a collection agency instead of a lawyer. Dave told of the 28 liens he would begin placing the following week. The question arose as to whether GLS will recover the \$68,000. owed the lawyer; Dave answered that we will if everyone pays what they owe. As to whether the board is using strategies to avoid being continually in debt, Dave stated the liens are one way, since the lien process saves us money because a lawyer isn't needed. It was confirmed that we are paying \$1,000. per month on our debt to the lawyer. Members asked for true financial statements with true debt shown.

Neil Whitely asked if foreclosing on a house would enable us to pay the lawyer and also receive money. The answer was yes, but only if the house is worth something and it sells. It was stated by the board that attorney fees *now* help eliminate delinquency fees for GLS *later*. As to whether all assessments and dues are included on liens, the answer is yes. Some people have asked for a payment plan, but haven't signed the plan document so, even though these residents have begun to pay some money, they will also receive liens.

The Advia loan balance is \$56, 583.

Ms. Caulka asked what the interest rates are on our balances. The lawyer contract is 5%, while the Advia loan interest is 6.5%.

Eric motioned approval of treasurer's report, Erik seconded the motion. The report carried.

Correspondence: Greg, Mike and Joe met with Phil Essenmacher at the Township Meeting and brought up the sewer, seawall and tax bill situations. The soonest that an assessment could be on the tax bill is 2018. Phil suggested we look at a bond to get payment of \$100.00 per year. We cannot exclude residences west of the highway. We would have to meet before to put this on the taxes. Phil also thought we should establish an emergency fund. One idea from the board is to raise dues to \$125.00 from \$100.00, with the 25.00 earmarked for the beach.

Sam asked if anyone knows when the sewers will be done, and Greg answered no one knows. John Yatros stated that the first estimate was off by \$17,000,000. He stated that the township is aware of the poverty level of its residents. He stated the sewers won't be started without more money. There's no affirmative date yet. If started by Fall, there will be an extension. Tim asked if there's a timeline from the DEQ for when we have to break ground. The answer is no.

GLS has approached Worth Twp. for a special assessment. It would be a series of bonds to protect Lakeview Rd, including the water lines, shore up the bluff, and provide us four sandy swim beaches. This would be paid through taxes beginning December 2018.

Kelly asked how rocks are kept in place. Dave said the maintenance bond will cover that. Someone asked if we could still apply for grants once projects are already started and Fran answered that Candice Miller has stated there are no grants available.

Annual Barbecue July 22nd, from 12- 3: Greg asked if anyone would like to co-chair the event with him. People should email Greg with a dish to pass and number of guests.

Elections: we vote from 12 to 2 p.m. on July 22, we need people who are willing to help our community by actively serving on the board. Anyone wanting to run should let this be known to a board member by the close of the July 8 membership meeting. There was a question as to how many votes per household; anyone whose name is on the property deed may vote.

New Business: The board proposed that we change the by-laws by suggesting the following:

- 1) have 9 board members instead of eight to make it easier to get a 2/3 or majority vote
- 2) Have dues payable by May 1st instead of in July
- 3) Have an increase in dues to \$125.00, and earmark \$25.00 for a beach fund

These suggestions may be on the ballots at the July election.

Toni Cuniff said she will help Neil Whitely on a proposal to increase late rates escalation. This proposal is due to be presented at the July 8 meeting to be included on the election ballots. The question arose as to who is responsible for the creek debris; There is no definite answer from township. Greg stated we could discuss this at the next meeting.

John Yatros went over the blight rules.

Hope motioned to adjourn the meeting. Eric seconded the motion. The meeting adjourned.