

**Great Lakes Shores Association  
General Membership Meeting  
June 11, 2022**

**MINUTES**

**Call to Order** The meeting was called to order at 11:05 AM in the Clubhouse at 7168 Baker Road, Lexington, Michigan.

**Pledge of Allegiance**

**Introductions**

Board Members Present: Judy Freeborough, Michelle Larsen, Sue Lauzon, Manny Mallia, Diane Rizzo, Joe Rotellini, Mike Watson

Board Members Absent: Scott Cote', Dean Shrewsbury

There were 47 members in attendance, in addition to the Board of Trustees

**Secretary's Report:** Sue Lauzon summarized the minutes of the last General Membership meeting on August 21, 2021. **Following a motion and second, the minutes were approved as presented.**

**Treasurer's Report:** Judy Freeborough presented a summary of current finances. \$131,110.75 is available in the checking account, and \$36,246.51 in the Beach Maintenance Fund, giving a total balance of \$167,357.26. 326 homeowners have paid 2022 dues to date, with only 78 unpaid at this time. **Following a motion and second, the Treasurer's Report was approved.**

Judy Freeborough reported that the annual dues billing and mailing has become a huge job, too much for one person and almost a full time job. She has proposed and the Board approved hiring a person for the dues portion of the Treasurer's job. We are planning to hire someone for the year to handle dues prep, maintaining a mailing list including changes of address and ownership, and sending out the dues mailing and receiving dues paid. Mike Watson stated that the cost to hire someone this year to carry out this portion of the treasurer's work would be approximately \$1,000, and he asked for a motion to approve that. **Following a motion and a second, it was approved that the Association hire an assistant to the treasurer to handle the dues prep, mailing, and receipt.**

**Construction Update:** Manny Mallia reported that the Huron Bay beach access project, at areas 1 & 2, is 99% complete. We had estimated a cost of \$15,000, but the project will be completed at around \$8,000. That work will be done by the end of today.

**Drainage Issues:** Joe Rotellini reported that he has been working with Sanilac County about fixing the road drainage on Lakeview near Birchcrest. Rob Falls and Brad Sharbowski of the Sanilac County Road Commission have reviewed the site and developed a plan to handle the problem. Brad met with the Board and explained that because water flows East from Highway 25 to Lakeview at a high rate, and quite a few of the ditches have been filled in, there's a high volume of water that flows across Lakeview and over the bluff. This saturates the bluff and makes it even more unstable. The Road Commission would like to install 2 catch basins, one on Birchcrest on the East (bluff) side of Lakeview, and the other on the Northwest corner of Aspen and Lakeview. These will tie in to existing catch basins. They would then raise the height of Lakeview approximately one foot between Aspen and Cedar. They'll need to also raise the road on Aspen, Birchcrest, and Cedar extending 250 feet west from Lakeview toward the highway, to taper it down from the elevated road on Lakeview. This will help move a lot of the water into the ditches and catch basins as it comes down the side streets before it gets to Lakeview.

This is a Road Commission project, but we need to help finance it. Worth Township no longer participates in cost share projects, so the project would just be the Road Commission and the Association, with a 25%/75% cost share. They would do the engineering and construction, and we contribute 75% of the cost of the materials.

Our portion of the project would be \$18,000, and we already have enough money to cover that. The project would start after Labor Day to minimize impacts on the homeowners. The membership needs to approve the project. The County still needs to run the approval process through the township, so once we approve it Joe will take it to Worth Township.

**It was moved, seconded, and approved to authorize \$18,000 to complete the Lakeview road drainage project in partnership with the Sanilac County Road Commission.**

**Other Business:**

- Mike Watson thanked Boni Lillibridge for the Memorial Day weekend breakfast she provided at the clubhouse. Boni thanked Board members Mike Watson, Judy Freeborough, Scott Cote', and Dean Shrewsbury for helping. She reported that 72 people attended.
- Mike Watson said that the next meeting is in July, and will be the nomination of Trustees. Three positions will be up for election, with one of those a vacancy.
- Boni Lillibridge announced that there will be a decorated golf card parade for the 4th of July weekend. It will be on Saturday, July 2, at 3 pm, to avoid conflict with the parade and other events in town. The parade route hasn't been established yet,

but will meet on Huron Bay. Members are encouraged to decorate their golf carts, and kids are welcome to decorate their bikes and participate, too.

- Don Salata introduced himself as a new homeowner in Great Lakes Shores. He expressed concerns about speeding cars coming in off the highway and heading toward the lake. He has noticed that other subdivisions in the area have stop signs on their East/West streets, rather than on their North/South streets, as we do. Have we ever looked at flipping that? Dave Falzon replied that we've asked permission to either switch the stop signs to N/S streets, or to have 4-way stops, multiple times. The County Road Commission has said that due to a lack of evidence of accidents on our roads, there's no reason to make any changes to our stop signs. Mr. Salata volunteered to lead a task force to address this, and asked for a show of hands: who would prefer to keep it as is, change it to the E/W streets, or make them 4-way stops? Most people wanted a change, with a slight preference for 4-way stops. Mike Watson asked Mr. Salata to see him after the meeting regarding this.
- Mike Watson thanked Dave Falzon for his work on the bluff and stairs.
- There was a question about short term rentals and if there is any movement on regulating them. Boni Lillibridge is on the Worth Township Planning Commission, and said that there will be a public hearing on July 6 at 6:30PM at the Township Hall to review a proposed township ordinance. Right now, State legislation prohibiting municipalities from regulating vacation rentals has stalled in the Senate, so the Township wants to move this forward now.

**Adjournment:** There being no other business, **a motion was made and seconded to adjourn the meeting. The motion carried.**

The meeting was adjourned at 11:52 AM.