

FOREST LAKE HOMEOWNERS ASSOCIATION

Website: www.ForestLakeHOA.org

2023 ANNUAL MEETING MINUTES

Held On March 8, 2023

ATTENDANCE:

The meeting was held at the Shelby Twp. Municipal Center Meeting Room

Present: President: Gary Bejcek; Vice President: Claudia Stroh; Secretary: Anne Zaremba; Treasurer: Dianne Bejcek and a total of 16 eligible voting lots represented: 5 lake and 11 lots, including 5 proxies submitted. The quorum requirement of 18 was not met for general business, the quorum of 13 for lake lot business was not met. Gary Bejcek, President, called the Meeting to order at 7:00 pm.

1. Opening

There were no prior year minutes to review due to the COVID-19 pandemic issues that began in 2020. Meeting minutes for prior years are available on the website.

2. Review of 2022 Treasurer's Report

The year ended 12/31/2022 Fund report was presented by Dianne Bejcek and is summarized below by fund:

- **General Fund Balance at 12/31/22 = \$9,117.72.** 2022 dues for one lot remain uncollected, and two lots have overpayments carried forward. Total collected was \$9,927.50. Total expenses paid was \$7,510.96, with Front Entrance maintenance cost the largest expenditure in 2022. Administrative costs decreased due to the use of emails for dues statements and other notices.
- **Lake Fund balance at 12/31/22 = \$5,927.39.** Dues collected were \$12,000 and spending was \$11,212.65.
- **Legal Fund balance at 12/31/22 = \$6,909.16** which was a \$44 increase for a lien release filing.

The Sources & Uses statement is available on the FLHA website.

A question was asked about the association insurance which covers officer liability, association liability and property damage for common area. No other questions were raised.

3. Old Business - There was no old business to discuss.

4. Committee Reports

Lake Maintenance – Gary Bejcek noted that the previous chairperson had moved, and no new chairperson had volunteered so the Board decided during the absence no new contracts would be arranged, but the same lake costs would be maintained and paid. At a homeowner request a letter was sent in Aug, 2022 petitioning for a volunteer and again in September. Carol Khaznehkatbi volunteered and took over the Lake Maintenance chair position and reported:

- Lake Pro service is continuing with the same treatments as previously
- Aeration Compressor: The aeration compressor burned out due to the rock placed over it to reduce noise. A letter was sent to the lake lot owners to vote on replacing the compressor. In the meantime, the lake vendor was contacted and the compressor is being replaced at no charge, saving over \$7,000.
- Reminder for lake homeowner to refrain from feeding water fowl or fish. There is a township ordinance prohibiting feeding ducks and geese.
- To discourage ducks and geese a suggestion was made to get a green laser to chase them away. The description and link is listed here: *Green Laser Pointer High Power, GAWYOLK Long Range Laser Pen USB Rechargeable Multipurpose Green Laser Light for Hiking Hunting Astronomy* <https://a.co/d/bNWTFZp>

Front Entrance Maintenance – Dianne Bejcek presented the Front Entrance Maintenance report.

- Annual flowers are planted by Gary and Dianne which reduces costs from having a company plant
- Reminder to clean up your pet's waste to keep the neighborhood clean and safe
- An additional 15 strings of holiday lights were purchased in 2022 due to tree growth and replacement of 3 damaged strings
- Prepayment of contracted services offers a small discount, but then the supplier fails to perform services, so payments will be made as work is completed.
- Fir/spruce trees were treated for needle cast/fungal and crab apple trees for scab disease. One more year of spraying will be contracted to see if it decreases the disease.
- A crosswalk at 22 Mile and White Mill is being constructed by the County.

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Restrictions/Architectural – Gary Bejcek presented information as the acting chairperson. In 2021 the fence proposal passed. There is a process in place to follow when handling issues that seems to work well. There were only a couple of issues: Lake Resident requested a letter to keep people off the vacant lot and a new shed requested on Chestnut run. A new chairperson is needed and Shawn Palicke volunteered to take the position. Gary Bejcek will complete the shed issue that is already in process.

Welcoming & Social – Claudia Stroh reported

- New residents: 2 new homeowners were welcomed last year
- Garage sales: The township has ordinances pertaining to Garage Sales. A summary can be found on the website

5. Elections

New Committee Chairpersons

Thanks to Carol Khaznekatbi (Lake Maintenance) and Shawn Palicke (Restrictions/Architectural) for volunteering.

Officer and Other Committee Chairpersons

Incumbents have been serving quite a while and will continue since no others volunteered.

6. New Business / Open Discussion

- **Front Entrance** – Boxwoods and bushes are dying and need removing and/or replacing. Estimates of \$680-\$800 for removal was obtained and removal/replacement will proceed. If you have an objection please contact a Board Member
- **Road Repair** – A concern regarding potholes and sunk in portions of road was brought up. The county handles road repairs. Gary Bejcek will make a call to the county.
- **Picnic** – A date of **Saturday, August 19, 2023** has been set for the Neighborhood Picnic, with a rain date of Sunday, August 20. The FLHA will cover the cost of a tent, table and chairs and paper products. Food will be a pot-luck style provided by attendees. More information will be forthcoming.

The 2023 Annual Meeting was adjourned at 8:10 pm.

Post Meeting Addendum:

Gary Bejcek forgot to bring the subject of snow removal up at the meeting and asked that the following notes be added to the minutes.

Snow Plowing – Just a reminder: Our snow plow contractor starts plowing at a 2 inch accumulation. Please ensure that your vehicles are removed from the road. Also note that Shelby Township code enforcement has advised us that the Michigan Vehicle Code, Act 300, section 257.677a states, in part that

“ A person shall not deposit, or cause to be deposited, snow, ice or slush on any roadway or highway.”

The section also addresses removing snow, ice or slush onto or across a roadway or shoulder of a roadway. Infraction can result in a civil fine of up to \$100. Please ensure that you and/or your private snow removal contractors limit movement of snow to your own yards (or road right of way immediately adjacent to your own home).

A resident who was unable to attend the meeting emailed a reference to a local newspaper article about increased theft activity in the area. Police advise residents to keep your cars locked.

Respectfully submitted,
Anne Zaremba
FLHA Secretary

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