

FOREST LAKE HOMEOWNERS ASSOCIATION
2024 ANNUAL MEETING MINUTES
Held On March 13, 2024

ATTENDANCE:

Present: President – Gary Bejcek, Vice President – Claudia Stroh, Secretary – Anne Zarembo, Treasurer – Dianne Bejcek. The meeting was scheduled to be held at the Shelby Twp. Municipal Center Board Room, but due to a Township mishap, the Township doors were locked. The meeting was moved to the Library. 5 lake and 5 eligible voting lots were present. 6 lot proxies (including 1 lake) were submitted so neither the general business quorum requirement of 18 nor the lake lot business quorum requirement of 13 was met. Gary Bejcek, President, called the Meeting to order at 7:15 pm.

1. Review of 2023 Annual Meeting Minutes

There were no questions on the 2023 minutes, nor any discussion.

2. Review of 2023 Treasurer's Report

The 2023 Fund Report was reviewed by Dianne Bejcek.

- **General Fund balance at 12/31/23 = \$6,981.14** Dues, late fees and reimbursements totaled \$9,539.67, with one unpaid lot and one lot paid ahead a partial amount. Total expenses were \$11,676.25. The largest expenditure for 2023 was Front Entrance Maintenance costs. Costs for repair work due to the county/sidewalk/bike path damage was a major factor in spending. Administrative fees decreased again due to email usage.
- **Lake Fund balance at 12/31/23 = \$6,463.95** \$12,000 was collected in dues and \$11,463.44 spent
- **Legal Fund balance at 12/31/23 = \$6,909.16** There was no change from 2022.

There were no questions regarding the Treasurer's Report.

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

4. Working Committee Reports - Full reports are available on the website www.ForestLakeHOA.org

Lake Maintenance – Carol Khaznehkatbi's Lake report was presented by Kaled Khaznehkatbi. In 2023 the following items were addressed and funds spent: Rock cover fixed for better air flow, State permit fee, algae treatment, bubblers are running as of 03/12/24. The intention is to purchase fish to help with the blue gill problem. The empty lot was the access point for Lake Pro, but the lot has been sold. The new owners were sent a letter seeking approval to continue to use the lot. Another option is for current homeowners to volunteer. Suzan Karadsheh offered that her lot on Driftwood which may be an option.

Front Entrance Maintenance – Gary Bejcek discussed the Front Entrance Maintenance issues in 2023 highlighted here. In the past year costs savings were realized by planting our own flowers versus contracting with a company. The same company was contract for holiday lighting, as the pricing is lower than other companies. Front entrance trees had received treatments, which will be stopped for 2024 to see how the trees fare. Dying bushes were removed and replaced with additional decorative rocks.

The Township/County installation of the crosswalk/bike path caused damage to the west side of the front entrance and required border repair and realignment, flowers, landscape rocks, grass grading and reseeding, etc. Many calls and meetings were required to get resolution from the Township.

Restrictions/Architectural – Shawn Palicke reported there were 3 requests in the past year. 2 requests were for fences and one for a deck extension. 2 inquiries were made for sheds, but no requests had been submitted. There were no complaints filed in 2023.

Welcoming & Social – Claudia Stroh reported there was one new homeowner in 2023.

5. New Business

2024 FLHA Picnic - Claudia Stroh had researched booking a park for the 2024 FLHA picnic to be held Saturday, August 24, 2024 from 12-4pm. Many parks were already reserved or too expensive, so it was decided that Grant Park in Utica would be the location. A sample sign-up for the Pot Luck style picnic was presented. More details will be sent in the future.

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Front Entrance vandalism- The sandwich-style board located at White Mill and 22 Mile, along with some light fixtures at the front entrance were vandalized both Saturday and Sunday, March 9 and 10, 2024. A police report was filed. The reminder board will not be used in the future due to this incident.

Reminder - Please do not feed the fish. Any fishing done is to be only catch and release. There is a Township Ordinance against feeding any waterfowl and a DNR rule against feeding deer. Some discussion arose regarding a person fishing, gaining access on the currently empty lot. After being informed fishing is only allowed by invitation of a homeowner, the person left, but returned again. The recommendation was to call the police to handle trespassers.

6. Board and Committee Chair positions - All FLHA Board and Chair positions are available. A suggestion was made to contact newcomers to the subdivision. Dianne Bejcek had explained she has talked with new people. With no new volunteers, the current serving members had agreed to remain on.

7. Open Discussion

Non-payment of dues was discussed and Treasurer Dianne Bejcek explained non-payment of dues may result in late payment fees, a lien on the property, or a court appearance, as follow-up does happen regularly.

The Meeting was adjourned at 7:50 pm.

Respectfully submitted,

Anne Zaremba
FLHA Secretary

FLHA Website address: www.ForestLakeHOA.org