

FOREST LAKE HOMEOWNERS ASSOCIATION
2025 ANNUAL MEETING MINUTES
Held On March 12, 2025

ATTENDANCE:

Present: President – Gary Bejcek, Vice President – Claudia Stroh, Secretary – Anne Zarembo, Treasurer – Dianne Bejcek. 2 lake and 5 eligible voting lots were present. 5 lot proxies (including 3 lake) were submitted making a total of 12 eligible to vote, so the general business quorum requirement of 18 was not met. Gary Bejcek, President, called the Meeting to order at 7:05 pm.

1. Review of 2024 Annual Meeting Minutes

Reading of the 2024 minutes was bypassed. There were no questions nor any discussion on the minutes.

2. Review of 2024 Treasurer's Report - *The full report is available at www.ForestLakeHOA.org*

The 2024 Fund Report was presented by Dianne Bejcek. Highlights are listed below:

- **General Fund balance at 12/31/24 = \$7,537.78** Dues, late fees and reimbursements collected totaled \$9,743.00, with one unpaid lot. Total expenses were \$9,186.36. The largest expense for 2024 was Front Entrance Maintenance costs of \$6,600.85 which included the holiday lighting. Snowplowing and insurance were the next largest costs at \$1,050 and \$1,040 respectively.
- **Lake Fund balance at 12/31/24 = \$6,790.15** \$12,000 was collected in dues and \$11,673.80 in costs.
- **Legal Fund balance at 12/31/24= \$6,909.16** There was no change from 2023.

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 at www.ForestLakeHOA.org*

Lake Maintenance – In Carol Khaznekatbi's absence, the Lake report was read by Gary Bejcek. One aeration unit malfunctioned and Carol was able to negotiate a decent price from the Pond Guy. An unsolicited water management company proposal was researched and the decision was made to stay with Lake Pro. The plan is to stock the fish with bass and/or catfish to control the bluegill population. Aeration will start up in either April or May, depending on the weather.

Front Entrance Maintenance – The Front Entrance Maintenance report was presented by Gary Bejcek. Gary and Dianne again planted flowers saving the expense of an outside company. Price comparisons were made for the holiday lights. It was confirmed that our current supplier remains less expensive than competitors. Sprinkler winterization was contracted with a different company, Metro Sprinklers. Cost savings are realized by Gary and Dianne installing the meter themselves and getting the water turned on through the Township.

R&R Landscaping remains our provider for grass-cutting, tree and bush trimming. R&R also did an extra trim on the west side trees. A reminder to pet owners to please refrain from having your pet relieve themselves at the front entrance, and as is true throughout the subdivision, please clean up after your pet.

Restrictions/Architectural – Shawn Palicke reported there were 5 related areas of concern. Sheds-1 inquiry, Fencing-1 fence installed, Decks-no deck issues, Pool-1 installation and Vacant Lot-Trespass issue. The proper procedures were followed for all items.

Welcoming & Social – Claudia Stroh discussed the 2024 Picnic. The pavilion was rented and some responses received for non-attendance. Only Claudia and her family ended up attending, so a 2025 picnic will not be planned.

5. New Business

Lake Access - Trespass Issue -Discussion ensued regarding the vacant lot on Grace. There is now an absentee owner and last summer many teens were using the empty lot as a party area. Homeowners attempted to chase the kids away, only to be met with rude and nasty remarks. The police were called a couple of times, but were of little help. Concern for liability with unsupervised minors who do not have permission to be on or near the lake caused the Board to look for alternative actions.

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Lake Access - Trespass Issue (continued)- It was discovered that the Township maintains a "No Trespass List" that has an annual fee. The List covers the entire subdivision. The Board approved paying for the cost of a No Trespassing sign and the fee to be on the list. The sign was installed with the permission of the lot owner. The sign remains the property of the Association and will be maintained by the Association.

A Lake Violation penalty clause was presented to the Lake Lots and voted on. The amendment passed and was added to the Declaration of Restrictions. Since FLHA is on the Township's No Trespass List, anyone can and should contact the police if trespassers are seen. It is important to advise the police that FLHA is on the No Trespass List, so further action can be taken by the police.

There was no other New Business.

6. Board and Committee Chair positions - All FLHA Board and Chair positions are available. There was no quorum to be able to vote on any new volunteers, no volunteers for any positions, so the Board and Committee Chairpersons remain the same.

7. Open Discussion

Snow Removal: An email had been sent out during that last snowstorm reminding homeowners that it is a violation of the Michigan Vehicle Code to push snow onto streets, and disrespectful of neighbors to push snow on another's property.

Lake Expenses: Gary Bejcek commented that lake-related expenses are solely the responsibility of Lake Lot owners and paid out of the Lake Fund. The HOA has been operating in this manner, but Declaration of Restrictions should be amended to make this clear.

Insurance: Shawn Palicke inquired about the insurance coverage. The FLHA insurance is a general business policy that covers officer liability, some general liability, and general business matters. It may be beneficial for Lake Lots to investigate increased coverage, such as an umbrella policy, to make sure lake-related issues are covered.

The Meeting was adjourned at 8:00 pm.

Respectfully submitted,

Anne Zaremba
FLHA Secretary

FLHA Website address: www.ForestLakeHOA.org