

**BEAUMONT'S SEVEN HARBORS WHITE & DUCK LAKE ASSOCIATION
GENERAL MEMBERSHIP MEETING
JUNE 17, 2021**

President LeVasseur called the meeting to order at 7:07pm with the Pledge of Allegiance. The meeting was held at the VFW hall on Duck Lake Road in Highland, Michigan.

Trustees Present:

DenIce LeVasseur - President	Nancy Oltesvig
Joan Cooper – 1 st Vice President	Mike Kuzmich
Sharon Crary – Treasurer	Larry McCullen
Nancy Drury - Secretary	Linda Slack
Tom Oltsevig	Vicki Zellinger
Cynthia Shepherd	

Present via Telephone:

Scott Thurlow
Natalie Gardner

Meeting Format

Denice discussed a new meeting format moving forward. Members that have fully paid their membership dues are issued a blue index card when they check in to the meeting. Only members with a blue card are allowed to speak at the podium for three-uninterrupted minutes per agenda item. This change will hopefully result in a more organized meeting that allows all members to share their thoughts without interruption.

Minutes

Minutes from August, September, October and April were posted on the website for review. Tom Oltsevig made a motion to accept the minutes as written for August, September, October, and April. Frank DelVecchio seconded this. The minutes were approved unanimously. May minutes were not available for approval at this meeting.

Treasurers Report

Sharon distributed the May Treasurer's report for review. She noted that all funds would be moved from Chase Bank to Genisys Credit Union for more favorable interest rates. Genisys is currently offering .3% on a money market compared to .01% at Chase Bank.

Sharon also noted that approximately \$42,000 in general funds will be moved to the road fund to cover current year budgeted road improvements and to allow for savings for future road maintenance projects. The transfer will be disclosed on the June or July Treasurer's report.

The budget to actual comparison for the year ending May 2021 was also distributed. We spent \$60,319 which was under budget due to the delay in bridge repairs. Repairs on the bridge will be completed in the current year.

Duck Lake Side Entrances

There was \$1,000 allocated to improve the entrances on the Duck Lake side of 7-Harbors. We are asking for volunteers to improve the appearance of the entrances. We already have volunteers to complete the painting of the pillar caps. No one volunteered to do improvements, however, Linda Decker volunteered to water the plants once they were planted.

Duck Lake Boat Launch

Nick Page will be addressing repairs at the Duck Lake boat launch soon. There have been several complaints. Denise asked that users notify her if the repairs adequately address the issues.

Tree Removal

There was a large tree removed at the South Beach on June 8th. We obtained three quotes ranging between \$2800 and \$3800 and selected the lowest quote (Maxon's Tree Service). The removal took about six hours. Mike Kuzmich felt that they did a great job taking down the tree and cleaning up. The homeowner next to South Beach saved a little spruce tree that was near the tree to be removed, and it was replanted after the tree removal.

In the future, we need to discuss oak wilt and the issues involved with it. Mike thought that the best idea was to get through the storm season and create a list of trees that require maintenance/removal for the November/December time frame. This would address any concerns with oak wilt.

There are three trees that need to be addressed in the near future – the pine on the Woodland outlot, a tree in Central Park near the Beaumont entrance, and a tree near Gadd Court. We also need to do more pruning in the future.

Winfried Schaub volunteered to form a small committee to review trees that require maintenance or removal on the 7-Harbors outlots. Mike made a list of volunteers for this committee and asked other interested to email him.

Art Raupp noted that he appreciated that we received three quotes for the work performed and that that Maxon did a good job overall.

Bike Parade

The planning of the bike parade is going well. We need volunteers to put up no parking signs on the mailbox side of the roads on Friday, July 2nd. Sharon also asked for a volunteer to pick-up and deliver ice to South Beach on Saturday morning and to lead three games during the picnic.

Budget Amendment

At the last meeting, ideas for projects were discussed. Denice handed out a list of project ideas. Her thought was that maybe we could take on a project or two this year, but this would involve an amendment to the budget that was approved at the last meeting. A motion for a budget amendment could be made today or we could delay the decision until the next general membership meeting. We could identify the top five projects and get quotes for those as some of the costs on her project list were just estimates. A number of projects were discussed in detail.

Kim Powell made a motion to repair the South Beach sea wall for \$3,000 or less. Rae Joerin seconded this motion. However, Melissa Burger then made a revised motion to approve the repair of both sea walls – the one at South Beach and the one on Gadd Court for a cost of up to \$4,500 with an allowance for a 10% overage. Kim Powell seconded this amended motion. The amended motion passed unanimously. We discussed the importance of trying to get multiple quotes. There were also suggestions offered for who might be able to offer quotes for the work.

There was extensive discussion about the boat launch replacement. Denice estimates that the will cost 7-Harbors about \$20,000. Per Mike Kuzmich, he estimates that the total cost of the job as proposed is about \$30,000 or more. In order to get multiple quotes, we would need an exact listing of the work to be completed for comparison purposes. While it sounds like it would be spectacular when completed, the question remains about whether it is necessary or if repairs to the current launch would suffice.

Winfried Schaub made a motion to review the proposal in detail at the next week to educate us and discuss alternatives. Kim Powell seconded this. The motion passed unanimously with the exception of Larry McCullen.

The Central Park fencing quote was also discussed. Larry McCullen is meeting a representative from Tippen Fence before the next meeting to get a better cost estimate. It was explained that the fence is needed to prevent vehicles (golf carts, etc.) from driving back into Central Park. There are too many issues with kids getting into trouble back there.

There was a motion made by Melissa Burger to approve up to \$700 for sand on the Duck Lake Beach and South Beach. Linda Decker seconded this and the motion passed unanimously. In the past, we have not paid for labor to spread the sand and have allowed the kids to spread it. We will have the same plan this time.

Bylaws and South Beach Boat Slips

Denice did extensive research to determine why there was a prohibition of boat slips on South Beach. After reviewing many years of meeting minutes, she was unable to determine why the bylaws were changed to exclude boats from the South Beach. This was not included in the original bylaws and boat slips are allowed at the North Beach. Based on this information, the Board made the decision to change the

bylaws to allow for boat slips at South Beach. Denice discussed the fact that the Constitution does not require membership approval for a change in bylaws.

Some members perceived this change as negative and chose to speak about the bylaw change. Winfried Schaub asked if the membership accepted that the neighborhood be guided by these regulations. Lisa Simmons stated that per Michigan Act 137PA1929, changing the bylaws without membership approval was against Michigan law and believes that only membership has the authority to approve changes to the bylaws. While Art Raupp was not against the change, he discussed Robert's Rules which state that the bylaws must be adopted by the general membership. Overall, some of the membership communicated that they believed there was a lack of transparency between the current Board and the membership. Some commented that the newsletters were vague and that emails with specific requests went unanswered. Others inquired about why minutes had not been posted to the website in a timely manner. Some communicated that they feel disrespected and believe that the change in bylaws should not be upheld.

Rae Joerin commented that two emails to Denice went unanswered which Denice disputed. She requested ten years of boat slip information that she wants emailed to her for unknown reasons. Denice said that all available information is posted on the website. Historical records related to the boat slips have not been maintained.

Sue Raupp was upset that her request to table the bylaw changes at the last meeting was ignored and wanted to know who wrote the bylaw change and who approved it. As an association, she noted that we all pay dues and have a right to a say about how outlots are utilized.

Some members supported the change. Linda Decker believes that the more people that are able to enjoy the lake, the better. Mike Bottiaux also supported the boat slips at the South Beach and does not believe that the Board is in violation of changing the bylaws. Overall, it was communicated that a lot of the backlot owners appreciate the boat slips and believe they contribute to the overall value of the neighborhood.

Nancy Tappen commented that all backlot owners deserve an opportunity to be on the lake. She was concerned about unsafe docks and thought that dock maintenance should be a requirement of keeping your boat slip. She also thought that all slips need to be numbered with names. Beaumont relatives could regain property ownership if dangerous conditions are not addressed.

Algae Bloom

Joan Cooper discussed the algae bloom in White Lake and noted that White Lake Citizens League is responsible for lake issues, not 7-Harbors. The algae bloom started earlier than usual this year due to a warm spring and treatment wasn't scheduled until it's normal timeframe. She discussed how algae enters and thrives

in the lake (through contaminated boats, septic fields, and lawn fertilizers). Treatment for the algae was supposed to be completed today.

Open Issues

Mona Schaub suggested that we add an agenda item for how to conduct business in a more transparent and respectful way. She would like to talk about the rights of residents and discussed that she doesn't feel invited to be part of a solution.

Denice noted that the Board is run under a representative democracy and that decisions cannot be "cherry picked". If members are unhappy with the performance of the Board, they can feel free to elect a different board in September.

At 8:50pm, the meeting was adjourned.

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