WLE Sub 2 Spring General Membership Meeting 5/12/2022
(FINAL APPROVED MINUTES)

Location: Beach

Meeting called to order: 7:04PM. **Geoff Shaule verifies we have a quorum with 32 (8 officers)**.

Board Member Introductions: Geoff Shaule, Katie Parker, Jen Kadlec, Brian Tobin, Steve London, Wendy Begres, CarolAnn Barr, and Jon Kunzman. Jen Kadlec not present.

Approval of Fall 2021 Minutes: CarolAnn Barr motions to approve the minutes with adjustment noting that Melissa johnson has worked out well for us. Marty West seconds. Discussion: None. All in favor: All. All opposed: None. Motion carries.

Treasurers Report:

We have right amount of money set aside for insurance.

Lots of payments have come in.

Total income: $75,655.57
Total Operating Expenses: $14,451.19
Total Capital Expenses: $13,728.47
Total Expense: $30,043.16
Net operating income: $45,612.41

Available cash:
Checking: $66,891.86
Savings: $10,001.41
Total in accounts: $76,893.27
We have $5,000 reserve that we cannot use and a $3,136.50 emergency amount that we can use.

Discussion/Questions:

George Kapitanec asked why initiation fee has budget of $1,200. Why is actual not divisible by $300. Steve explained that resident payments are apportioned when they are not made in full. Steve explained that this is a result of using Quickbooks. Jon explained that gate key line item is even because this is something that people add. Cindy Basler asks whether people that don't pay can get a key. Geoff said no, people must be paid in full.

Aubrey Tobin asked what emergency funds were used on. Steve explained that one was for Plantscaping for $700 and other was for Building electronics for gate. Building Electronics bill was sent to McShane instead of us. When we finally got it, books were closed for past season. George Kapitanec asked follow up re invoice sent to McShane. Steve explained how invoice was sent to McShane. Steve said we are now collecting W-9s. Said we are also requiring contractors to have insurance.

Carol Mollin asked about budget shortfall. Geoff explained that we had a surplus of money last year so when we passed budget we needed to use some excess. So we approved use of some of those excess funds.

Cheryl Kapitanec asked whether everyone has paid assessments. Steve explained not all residents have paid. Cheryl asked about budget for courtesy dock. Steve explained that they are divided in two line items. But this covered the full amount for the courtesy dock. Jen Yanover explained that dock expansion budget amount was not used.

Steve welcomed Gregory and Chistine Hall to the neighborhood.

Maureen Sokol asked about assessments to dock. Steven confirmed this is a one time payment. She also asked about water quality assessment. This was also a one time payment, per Steve.

George Kapitanec asked if one-time assessment is not paid this year, will new members have to pay it next year. Geoff says he believes they carry for 6 years.

Standing Committee Reports:

By-Laws & Policies**:** None.

Entertainment**:** Jen Yanover will give report. Corn Roast was a success – people did not have to pay for admission. We had 30 paid guests that did not live in neighborhood. We had about 145 people from neighborhood that came. Thanks extended to many. Steve wants Rob to replicate corn roast experience and we can save money. Aubrey Tobin suggested bringing hot dog vendor back. George Kapitanec asked whether you can get estimate on what would happen if we had people paying for everything – food, etc. Jen Yanover explained that we paid to subsidize hot dogs. Find Jen Yanover or Katie Parker if you want to participate and help out with entertainment committee. Family Day is in July.

Township Liaison**:** walnutlakemi.com has a lot of our study information re lake quality. We have invasive algae problem. As of today, we will contribute our portion. Lake will be shutdown days of treatment to make sure treatment goes where it needs to go. Per Jon, lake will still be safe during treatment. Jen Yanover asked how this will be communicated. Jon Kunzman explained that it will be posted along shore.

Jon said fireworks are on July 4.

Jon said Corners development, as of yesterday, township received new and revised plans from owner. West Bloomfield is reviewing now. Steve said Sub 3 printed hundreds of signs to oppose development.

Beach and Parks Report**:** Per Nic King, small boat storage list is updated. It will be posted inside and on website. Paddleboard rack has been ordered and should be here in the next couple of weeks. Land is eroding, especially near fire pit. Nic will call township to see what we can do. There are a few sink holes developing near pit. Gravel in parking lot is done. Gate will be fixed next week. Marty West asked about length of list for small boat storage. Nic explained that list is color coded.

Membership**:** We are still receiving payments and will be able to confirm number of members soon. We have received a lot of payments though. To anyone that has ordered fobs, connect with CarolAnn bar. Also, we will begin activating key fobs in the next few days and gate will be locked in the next week or two. Also, be sure to send in yellow sheets with fob numbers or e-mail wle2invoices@gmail.com with your fob numbers to have them activated.

Cindy Basler asked that people not park in front of boat launch.

Welfare: Nothing to report.

Correspondence: Katie said best way to e-mail us is at wle2board@gmail.com.

Special Committees Reports:

Caretaker**:** Rob is back and has some new staff. There are some variations to the menu. He plans on offering dinners. You can submit by Thursday to get in for the next week. We have done some repairs inside of clubhouse. There are new exit signs installed.

Old business (Fall GMM, 2021): None.

New business: Katie Parker wants to make motion to amend budget. We came in $1,300 under gravel budget. Katie Parker moves to reallocate $1,300 from gravel budget to beach and parks general budget for sand and erosion control. Eric Abrams asked whether we could put tarp down and add more sand. Katie said we will consider. Discussion. We will look into whether we need permit. Aubrey Tobin wants another option if we cannot use for sand/erosion. Motion is amended as follows. Katie Parker moves to reallocate $1,300 from gravel budget to beach and parks general budget for sand and erosion control or alternatively as determined by the board's discretion if needed elsewhere. Wendy Begres seconds. Discussion. All in

favor: 32. Opposed: None.

Steve London asked why boat club is separate. Marty West explained that many years ago people made a club with boat docks. It was members of association that contributed to docks. Since then, there has been a lot of investment made by that group. Walnut Lake Boat Club is separate entity. Steve asked if they own any water rights. Marty said they have permission from someone that lives on Inkster for docks to sit on his property. Steve London asked for boat club to increase rate to get more movement in boat club.

Aubrey Tobin wants to make comment on section 2 of bylaws. There is an inconsistency and Aubrey thinks each house should have one vote. Why is he penalized for not having anyone living with him. He does not remember bylaws being changed. Marty said it has been this way for at least 20 years. Aubrey Tobin moves to amend bylaws to reflect one property address, one vote. Jane Schelberg seconds. Geoff suggests moving to fall with more in-depth motion. Aubrey tables motion.

Samantha Friedman wants to propose in fall to make space in budget for playground for kids. Nick Levin wants to know if committee could raise contributions. No reason we can't do that. Geoff Shaule moves to create 2022-23 playground committee with Samantha Friedman running the committee. Nick Levin seconds. Discussion. All in favor: 32; Opposed: None.

Marlene Sokol aked why we removed water trampoline. Katie parker explained that this was done because it was not covered by our insurance.

Nick Levin does not use Facebook. Wants to know if there is another way to get communications. Nick wants e-mails to be sent. Katie said we send quarterly e-mails.

Jen Yanover said on one side of property, hedge is not as tall as it was last fall. It appears neighbor has trimmed. Geoff said we sent him a letter. Dr. Zukkor said he did not trim since asked.

Steve London said there has been some discussion re outdoor cameras. He wants to get some thoughts about putting two cameras outside of clubhouse. Tommy Begres says other beaches only record at night. Majority are interested generally in idea. Nick Levin said there can be liability issues if we get cameras. There may be an assumption of more liability. Dr. Zukkor said there is a lot of activity late at night.

Steve London gave an update on residents having boats on driveways. Petition has been signed. We have presented petition to West Bloomfield. Should be heard and decided in next few weeks.

Geoff Shaule moves to adjourn. Aubrey Tobin Seconds. Motion passes.

Prepared by:
Brian Tobin, Board Officer, Secretary, WLE Sub 2