

Annual Meeting of SPBHOA held April 27th 2017 at Hamburg Senior Center 7:30 pm

Board members present Craig Haitz president' Jim Dwyer Vp, Beth Freiberg secretary, Frank Nelson, treasurer, Lauta McGinity Member and Joint access representative, Marge Andres Member and Joint access representative.

We did not reach a quorum with only 18 households so this was an unofficial meeting with no new voting of new business.

Annual minutes from 2016 were read and approved.

Frank Nelson read the treasurer's report and income statement. See his report for details. Attorney fees of \$4000.29 have been incurred from lawsuit. Treasurer report was approved.

Laura McGinity reported we are still gathering up to date household names, numbers, and emails to print a current directory. Everyone is encouraged to update their information and information sheet was sent around. Last time we had a printed directory was in 2010.

Craig Haitz updated us on the Washtenaw County Drain Commission lake treatment program for our chain of lakes. Treatment will begin in May 2017 for weed control.

Craig Haitz reported our Hoa board as well as Strawberry Hills Estates board have worked together to agree on Joint Access Committee rules. Copies were available at this meeting. This provides groundwork for the Joint access committee to take care of the park and pay for upkeep.

Irene Gauthier is on the Joint Access Committee as one of the representatives of the other board. She gave a report. Their funds come from the annual pontoon lottery. Currently there is 2300.00 in the account and \$3000.00 in savings, \$100.00 in petty cash. Park needs picnic tables repaired and couple additional added. We have 6 tables and there used to be 10. Gravel for driveway and sand for beach, volleyball court rototilled, brush cut away from playscape and boat mooring area. Boat launch slabs have shifted and need to be moved back into place. Fall cleanup needs to be done annually. Craig Metstak has done much work to repair the swim raft, cutting grass and trimming, general repair. Thank you to Craig! Porta potty enclosure needs to have boards repaired possibly some rotten wood. Irene has also been giving keys as needed to new residents who were never given keys without charge, Replacement keys are \$25.00.

Sea wall is in need of replacement or repair and mooring area is eroding. Repair is ongoing discussion. We had general discussion that the mooring size of 10 slips is maximum allowed by Dnr so we are not considered a marina.

Other new business is 6 lake lots east of our park are still for sale and can only be purchased by members of our two subdivisions per the agreement with Gold Krause. No dues, and have park access and keys to buyers who would be subdivision members.

Craig Hartz reported there is an ongoing suit against our board from a member who wishes to build a 1300 square foot garage on his property. Jim Roach from Strawberry Hills Estates was hired to represent us. Suit is ongoing.

Craig reminded us that winter storage of boats and trailers is allowed with vehicles parked no further than the front edge of the building on the property. Beth Freiberg stated that board members are not aware of every situation in the subdivision and that issues that occur must be brought to board member's attention if they need to be remedied. Craig also reminded that there is no dumping of leaves or waste allowed at the park access property.

Motion was made to adjourn the meeting and motion was carried.