

FBCA Board Meeting **Minutes**

March 9, 2026

7:00pm - 8:15pm

Location: *Ripples of the Lakes*, Waterford, MI

Start Time: (Motion to start the meeting at 7:03pm by Gero, second Mindy, unanimous)

I. Quick Updates/Reports

★ Vice-President

- Quotes for Sign from Brian Steed are forthcoming
- Frank, (tree service), came to the beach lot and provided a quote.
 - Estimate for 12 trees that require being cut for safety reasons
 - 6 trees on the south side of the lot by the power line and play structure.
 - Other trees could potentially take out the pavilion
 - Two by the swingset risk dropping heavy limbs or dropping on swingset
 - This would leave 4 trees (primarily by the lake)
 - Frank would haul all of it away and grind the stumps.
 - Quote includes spreading topsoil and grass seed.
 - Typically cost is ~\$2500 per tree of this size, but estimated group value at \$25,000.
 - Estimated 2-3 days for removal (park would be shut down)
- Obtaining quotes from Frank, Steeds and Jose for installing some trees, because we need trees at the park, but safe trees.
- Motion to address the twelve trees for safety and hold a special association virtual meeting to inform the association- by Rob, Second-Laura, unanimous.
 - **“Park Safety Update Virtual Meeting: Monday, March 16, 2026 @ 7-7:30pm. Link will be posted on the FBCA Website.**
 - **Minutes from the meeting will be posted at a later date.**
- Motion by Laura to hire Frank based on the quote provided on 3/9/2026, Second- Mindy, unanimously approved.
- Mindy will obtain specific dates from Frank.

★ Treasurer

- 92% of Annual Dues are paid
- Four people who had multiple liens paid in full.
- Lien releases can be printed and sent. Gero has the template, and Rob will send the cover letter.
- Eagle Sign Company → no longer making signs, but Gero will follow up to see if they still have the original mock up.

- **MAGWV** Law Office
 - \$350 per hour
 - Set fees
 - Willing to meet with the board for free to review our needs and what specific services that they are able to provide.
- According to Michigan Law, we are required to have a Solar Energy Policy for solar panels and other energy efficient home improvement installations.
 - The board looked at a template policy and tabled further discussion until we can better understand what is required.

★ **Violations Officer**

- Items awaiting assistance from the new lawyer.
- Some issues have been resolved- one in particular on Elizabeth Lake Rd.
- Motion to hire WLN softball team (fundraiser) to set up the Easter Egg Hunt for the date and time that Laura can coordinate- \$100 for 150 eggs- motion- Rob, Second- Mindy, approved unanimously.

★ **Secretary**

- Will communicate about the Special Beach Lot Safety Meeting by REMIND and WEBSITE
- Will schedule the Annual Meeting- ideal: Monday, May 18th at 6:30pm.
- Publishing Spring Newsletter in early April (once annual meeting date confirmed).

Meeting Adjourned at 8:31pm, motion by Gero, Second- Rob, unanimously approved.

Park Safety Update Virtual Meeting

Monday, March 16, 2026 @ 7-7:30pm.

- Link will be posted on the FBCA Website.
- Minutes from the meeting will be posted at a later date.

We are holding this special meeting to make the association aware of required actions to address safety, insurance and financial concerns at the park. Other projects (which are in process) will be discussed at the annual meeting.

Next Regular Meeting

Date/Time: Monday, April 13th, 6:30pm to 8:30pm, at Ripples of the Lakes

If you have immediate needs that you would like addressed before the Annual meeting, contact a board member.

Location: Ripples of the Lakes