

FBCA Board
Meeting Minutes
7/23/2024

Location: Panera Bread, Waterford, MI

Meeting Commenced at 7:17pm (*Motion- Mindy, Second- Gero*)

- I. Table minutes review to August- (*Motion- Gero, Second- Laura*) Minutes from previous meetings, (Annual and May meeting of the new board) tabled for review at August Meeting.
- II. Review Goals for the Year
 - a. Increase Communication
 - b. Beach Lot maintenance
 - c. Reviewed FBCA property Maintenance
- III. Treasurer Report- Gero
 - Report Synced with Leslie Tobakos, Bookkeeper
 - Since report, 28 more homeowners have paid, so close to 50% of annual dues collected so far.
- IV. Snow Plowing Contract Updates
 - Contracted again with Brian Steed. Per discussion, costs will remain the same for the current year, as last year, at \$8,000 for 12 pushes, \$700 for each push beyond. Written contract coming soon.
 - Expect costs to go up to account for inflation next year.
 - Motion to track excess of collected revenue for snow plowing to earmark for future snow plot needs (increased costs for a bad winters, etc.) Unanimously approved. (*Motion- Rob, Second- Mindy*)
- V. Liens & Lien Release
 - Two liens that were not able to be filed because they needed updated property descriptors.
 - Mindy will contact the township and country to make sure property descriptors are accurate before filing.
- VI. Coordinating with the Lawyer on:
 - FBCA Properties
 - Updating LARA
 - Compliance with the marketable title act
 - As a non-profit organization, does the FBCA need to file tax papers
 - Lawyer had not cashed the check yet
 - Violations- next steps for compliance
- VII. Violations Report
 - Mulch Piles in driveways- some were just delivered- so giving them a little time to spread. Letters will be sent for piles that remain. If unaddressed, will escalate to lawyer.
 - Above ground pools are not permitted, and one is in violation of state law.
 - Home on Vanden- shed reported and water containing structure- not approved
 - Two trailers that never move.

- Violations List will be shared with board- with dates of letter from the board, and then if unresolved, will escalate to the lawyer.
- President- received call about request for a temporary enclosure for an autistic child- like a collapsible kid corral.

VIII. Building Committee

- Updating Historical Log of Fences, Sheds, and Structures
- Garage Build Email- Board encouraged homeowner to work to be in compliance with the shed specifications before submitting a formal request.

IX. In Process

- Email Access- Rob & Gero, not resolved despite several attempts
- Update Board calendar with approximate, annual Lake Treatment and Park Insurance payment dates this summer.
- Signs for Beach Closures, etc- price out to consider in August
- Lien Release
- Update and record two liens
- Update lien spreadsheet with property descriptors- already confirmed for accuracy
- Add to Fall newsletter regarding needed to keep trailers, boats, RVs in storage, other than cleaning and minor repairs. When it will be at your property, be sure to communicate with the violations officer.

X. Planning for Multi-Year Maintenance

Pavilion- need to get concrete leveled.

Leveling requires entire pavilion level with respect to sidewalk.

A new roof is also needed.

Revisit this fall to plan & budget it.

XI. Calendar 24-25- Upcoming

August Board Meeting- 8/13/2024

September	October	November
<ul style="list-style-type: none"> • Board Meeting with time for public comment after Committee Reports • Fall Newsletter • Secretary Schedule May Annual Meeting at Houghton each year 	<ul style="list-style-type: none"> • Board Meeting • Adult Only Octoberfest/Bon Fire- Oct. 19 • Children's Halloween Party- Oct. 26 • Note of annual dues- past due 	<ul style="list-style-type: none"> • Board with time for public comment after Committee Reports • TBA

XII. Next Meeting

- Tuesday, August 13th- 7pm at Panera Bread of Waterford

Meeting Adjourned at 8:46pm (*Motion- Mindy, Second- Gero*)