

LAKE COLUMBIA PROPERTY OWNERS ASSOCIATION (LCPOA)
Regular Monthly Meeting Minutes - Monday, June 27, 2022, 7:00 pm
@ Clark Lake Golf Course

I. MEETING

1. **Call to Order:** The Regular Meeting of the Lake Columbia Property Owners Association (LCPOA), was called to order by President Tom Crampton, at 7:00 pm.
2. **Roll Call:** The recording secretary called the roll of the LCPOA Board of Directors:
Present – Directors Dennis Blain, Cory Borgeson, Tom Crampton, Tom Hitz, Patrick Jones, Ron Puczkowski, June VanBuskirk
Absent – Sam White (and Vacant Holiday I Shores Position)
Also Present – Christine Hensley, Recording Secretary
3. **Pledge of Allegiance:** President Tom Crampton led the Board and audience in the Pledge of Allegiance.

II. PRESIDENT WELCOME

1. **2022/2023 President:** Newly-elected President Tom Crampton read a welcome and introduction letter. He thanked the volunteers who worked for 4 weeks starting on May 2, 2022. He also thanked and introduced the new office staff who started working on June 4, 2022. He quoted Director Borgeson’s slogan of “providing white glove service to the membership”.

III. APPROVAL OF THE AGENDA

1. **Agenda of June 27, 2022:**

MOTION by Director Borgeson, Supported by Director Hitz, to approve the LCPOA Agenda of June 27, 2022 with the addition of Park Security, as presented.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

IV. ACTIVITIES COMMITTEE REPORT

1. **Activities Committee:** No report.

V. PRESENTATION & QUESTIONS

1. **Status of the Lake:** A presentation was given by representatives James Scherer and Jason Broekstra from PLM Lake & Land Management Company. The Board and public asked questions. Questions/answers were:
 - a. Swim day of treatment? PLM: yes, but not a good idea.
 - b. Need a plan, don’t be reactive, be proactive, post the areas of the lake that have been done. PLM: 2021 Plan/Report is on the website now.
 - c. Why did this get out of control? PLM: Prior to 2018, they had recommended a plan to the Board.
 - d. Weeds, seasonal weeds, invasive weeds were all talked about. PLM: Aeration is not recommended at this time.

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VI. SHORE DIRECTOR OFFICER REPORTS

1. President's Report: Tom Crampton

a. Board Code of Conduct

MOTION by Director Blain, Supported by Director Puczkowski, to adopt the LCPOA "Board and Committee Code of Conduct", and the LCPOA Board of Directors be authorized to sign the document, effective June 27, 2022.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

b. Work List – 6 pages of 300 items – needs prioritizing.

c. Future of Lake – Priority is to make a plan and form a committee. Looking for volunteers.

d. Announcement – Community Road Improvement Initiative Meeting – Wednesday, June 29, 2022, 7pm, at Columbia Central High School Auditorium. Barry Marsh from Columbia Township and Jim Cole from the DOT will be at this informational meeting.

2. Vice President's Report: Sam White was absent – no report.

3. Secretary's Report:

a. Minutes:

MOTION by Director Borgeson, Supported by Director VanBuskirk, the following Minutes be approved as presented: Regular Meeting of April 25, 2022, Executive Meeting of May 1, 2022, and Executive Workshops of May 4, 11, 18, and June 1, 2022.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

b. Scheduling of LCPOA 2023 Annual Meeting – 3rd week in May (moved day not month). 194 people attended the 2022 Annual Meeting.

MOTION by Director Blain, Supported by Director Jones, to schedule the 2023 LCPOA Meeting on Sunday, May 21, 2023.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

c. Scheduling of Meetings 2022/2023:

MOTION by Director Blain, Supported by Director Puczkowski, to approve the 2022/2023 Meeting Schedule as presented.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

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4. Treasurer’s Report: Patrick Jones

a. Approval of Treasurer’s Reports – April & May, 2022.

MOTION by Director Borgeson, Supported by Director VanBuskirk, the Treasurer’s Reports for the months of April and May, 2022 be approved as presented and placed on file for the audit.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

b. Financial Committee Report – Directors Borgeson and Jones are working on a budget amendment regarding the hiring of office staff, and the rental of the golf course for meetings. Financial Committee will report at the next meeting.

c. Payment - Vested Risk Strategies quote for one year, 2022-2023 insurance with Cincinnati Insurance Company coverage. We were referred to this company by Walton Insurance Company and it has brought costs down.

MOTION by Director Blain, Supported by Director Borgeson, to pay Vested Risk Strategies for one year for the 2022-2023 insurance with Cincinnati Insurance Company, in the amount of \$16,804.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

d. Menards – Complete a business account application with Menards. Possible 19% discount on supplies. Discussion held on talking to Ace Hardware in Brooklyn, regarding an account.

MOTION by Director VanBuskirk, Supported by Director Jones, to direct Treasurer Patrick Jones to complete a business account application with Menards.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

e. 2022 Annual Dues update. Collection is on schedule. Thank you to membership.

VII. OPERATIONS REPORTS

1. Park Improvements/Maintenance – Dennis Blain

a. Park Update – We have a worklist.

b. One position still vacant – Appointment of Bob Hensley

MOTION by Director VanBuskirk, Supported by Director Blain, to support President Crampton’s recommendation to appoint Bob Hensley to the Park Improvements/Maintenance Committee.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

c. Kelley Road Ramp update – Ron Puczkowski – Michigan Marine came out after three weeks of calls. There are missing slabs. Also received an estimate from Grass Lake Construction. Labor issues.

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2. Monthly Dam Report – Tom Crampton

- a. **Dam Repair Update** – Repairs done. Evaluation in December, 2021 by SME Engineering who continues to monitor. They will be back in August, 2022, to make repairs under warranty.
- b. **Well Water Report** – Not available. Ordering new electronic tool to measure earthen dam well water, per SME recommendation in the 2020 five-year Dam Inspection Report.
- c. **Water flowing freely over the dam**

3. Lake Improvements – Tom Crampton

- a. **Wake Boats** – Causing issues. Recommendation is for boats to stay more than 500’ away from the seawall/shoreline.
- b. **Contract a whole lake evaluation** – We’ve had many studies done with no movement. We want a whole lake evaluation with a company looking at the reports that have already been done, and make recommendations.
- c. **Long-term Watershed and Lake Management Plan** – We need to have a Charter Committee to start, then appoint members, and create a 5-year plan to be reviewed each year.
- d. **Weed Control** – Ron Puczkowski – It’s their mission to manage/maintain the silt in the whole lake.

4. Complaints/Comments – Tom Crampton

a. **Complaint Form** – The complaint form is online now so it can be tracked for follow-up.

b. **Change of Policy** to notify the Shore Director first, before a letter from the office is sent.

MOTION by Director VanBuskirk, Supported by Director Puczkowski, to amend the policy on complaints to notify the respective Shore Director of any complaint for resolution, before sending standard letter from the office.

YEAS: Blain, Borgeson, Jones, Puczkowski, VanBuskirk, Crampton (Hitz had left the room momentarily)

NAYS: None

MOTION CARRIED

c. **Add complaint form to the website.** Complaint Form has already been placed on the website.

The Board took a short break at 8:33 pm and returned at 8:39 pm.

5. Committee Reports.

a. **Building Control Committee (BCC)** – Dennis Blain

- i. Post denied and approved documents for April 11 – June 13, 2022 – No report.
- ii. He is working on one issue with a dock.

b. **Communication** – all sites and methods – Tom Crampton

- i. Live meeting telecasts – Happening today on Facebook.
- ii. Columbian Newsletter status – Future.
- iii. Add Committee – Writing a Charter form a committee, looking for volunteers.

c. **Operations Committee** – Tom Crampton

- i. New Office Staff hired – 1 full time and 3 part time employees.

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ii. Add Committee – Writing a Charter, form a committee, looking for volunteers.

d. Security – Tom Crampton

- i. Geokey Update – Going better than expected. A few issues they are accommodating with flip phones and landlines.
- ii. Add Committee – Writing a Charter, form a committee, looking for volunteers.
- iii. Extend Manual Key System from July 5, 2022, for the remainder of 2022 season.

MOTION by Director Hitz, Supported by Director VanBuskirk, to extend the manual key system at three locations, from July 5, 2022, for the remainder of the 2022 season.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

iv. Park Security – Complaints received on the number of people without stickers.

e. Formation of a Watershed & Lake Management Committee – Patrick Jones – Writing a charter, form a committee, goals and objectives, 2-3 options, looking for volunteers.

MOTION by Director Jones, Supported by Director Borgeson, to support Treasurer Jones’ recommendation to create a new LCPOA Watershed & Lake Management Committee to develop a Charter.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

f. Appointments – Ron Puczkowski, and Tom Crampton, to Watershed & Lake Management Charter Committee.

MOTION by Director Jones, Supported by Director Borgeson, to support Treasurer Jones’ recommendation to appoint Directors Ron Puczkowski and Tom Crampton to the newly created Watershed & Lake Management Charter Committee.

YEAS: Blain, Borgeson, Hitz, Jones, Puczkowski, VanBuskirk, Crampton

NAYS: None

MOTION CARRIED

VIII. OLD BUSINESS

1. Cameras. Patrick Jones

- a. **E-Connect invoice payment status** – Cameras haven’t been paid for yet, \$13,106. Waiting for an itemized list. Discussion was held by the Board Members regarding Hawthorne, Karen Court, and other lake cameras.
- b. **Repurpose of camera system** – No decision yet.

IX. NEW BUSINESS

1. Fireworks. Tom Hitz

- a. **Fireworks Update** – July 2nd and July 3rd if it rains. All permits have been obtained. All local fire, police, emergency departments and DNR are ready. In need of a volunteer with a pontoon to be on standby near Bedford Park for emergency transport. Need volunteers to help between 5-6:00

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pm with keeping people away from the island. Need donations. We have \$500 and would like an additional \$2,000 for this event.

X. OPEN DISCUSSION/HEARING OF THE PUBLIC

- 1. Hearing of the Public.** Members of the community were provided an opportunity to address the Lake Columbia Property Owners Association Board of Directors. 82 people signed in, and there were 19-27 people signed in at various times on Facebook.
 - a. Bob Thomas – Best meeting ever since he’s lived in this area.
 - b. Trish O’Shea – Was told seawalls are not good now, and DNR requires rocks instead
 - c. Harry Krummrey – Can put stones in front of seawall.
 - d. Rick Matteson – Comments on seawall and rocks.
 - e. Bob Callison – Need a policy on who can obtain a camera feed in case of litigation. Climate control of cameras is not cheap.
 - f. Rick Matteson – Need to maintain property around the lake and follow-up
 - g. Katie Brown – Would like to volunteer to be on a committee.
 - h. Sari Abromovich – Volunteered to work with establishing charter committees.
 - i. Gail Durham – Need signs to remind people to wash/clean their boats when changing waters at other lakes.
 - j. Harry Krummrey – Complaints should be referred to Shore Directors.
 - k. Trish O’Shea – Limit Board Members on Committees to either 0 or 1.
 - l. Mike Janiszewski – He is a fisherman who notices security is an issue. A lot of boats without stickers, garbage on land and in the lake. We need the security budget for the lake, not for other reasons.
 - m. Harry Krummrey – Security Committee could address vehicles without stickers.
 - n. Rick Matteson – Vehicles without stickers should be towed at owner’s expense.
 - o. Trish O’Shea – Where are the signs that said vehicles without stickers would be towed?

XI. ADJOURNMENT

MOTION by Director Blain, supported by Director VanBuskirk, to adjourn at 9:25 pm.
YEAS: Directors Blain, Borgeson, Hitz, Jones, Puczowski, VanBuskirk, Crampton
NAYS: None
MOTION CARRIED.

June VanBuskirk
Secretary

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