

WOODBEEK CHAIN OF LAKES ASSOCIATION

Board Meeting Tom Stressman's Driveway

September 14, 2020 at 7:00 PM

In attendance: Kevin Martin, Phil Sliva, Bruce Veldman, Ed Armbruster, Nan Holmes, Scott Hutchison, Kris Ferguson, Kim Simmons, Gloria Gibson, Bob Darvill, Don Hoogerhyde, Tom Stressman, Adam Bigelow, Jake Dayringer, Cathy Schrauben, Norm Davidson, Wendi Davidson, Harry Deane

Absent: Colleen O'Herron, Kevin Bird, Carol Bird, Jean Stevens-Berry, Ron Trumble, Roy LaMarte, Jodi Ramos, Wayne King

Called to order at 7:00 pm by Tom Stressman who welcomed everyone.

OFFICER'S REPORTS:

Secretary- Minutes of the July 13, 2020 meeting was emailed to the board by Kris Ferguson. Bruce motioned to accept the minutes, Don 2nd, motion passed.

Treasurer Report- Bruce reviewed the Treasurer's Report, which is the final report for fiscal year end 08/31/2020. Gloria said the final count on paid members was 207. Financial highlights are \$10,615 in total revenue including \$8136 in membership dues, \$1800 in voluntary fish plant donations and \$200 revenue received for Golf Outing for 50/50 raffle. Total expenses were \$7672 so revenue exceeded expenses by about \$2900. Expense highlights are 1) \$1336 for non-profit insurance with Auto-Owners, 2) Fish Plant expense of \$3000 and 3) noting that printing and postage expenses are way down now that we do so much electronically. The next Fish Plant is planned for late October or early November. Scott asked why Fish Plant donations were down from last year. Bruce said he didn't do a comparison, but recalled that previously some folks made big contributions, that may not have happened as much this year. Scott asked if maybe it was caused by the new PayPal method of paying dues and the separate step it takes to make a fish plant donation using PayPal. Bruce said not many payments came via PayPal so probably not related, but we will have to watch this to ensure it is not an unintended consequence. Scott motioned to approve, Bob 2nd, motion passed.

COMMITTEE REPORTS:

Fish Plant- Adam Bigelow reported that the order has been placed with Stoney Creek, and it will be 2/3 Walleye and 1/3 Hybrid Bluegill. Checked into small mouth bass, there just really isn't much available. Bruce said we can look at alternatives to Stoney Creek. Adam said everyone uses Stoney Creek. Don is going to check if options with other suppliers.

Lake Quality- Bob Darvill said hasn't had a lot of complaints since the last lily pad spray. He's had questions regarding the loosestrife and Bob encourages folks to get rid of it. Norm said he has a ton, but it is hard to see from the lake because of all of the cattails. Bob said he and PLM looked for them and didn't see them. He said they will be sure they look at it closer next year. Bob is waiting on water testing, doesn't expect problems, lake looks great.

Golf Outing- Norm Davidson reported that since it was a Covid year, that we did not have volunteers for the golf outing, and also no donations from our normal restaurants that typically donate. Wendy did the registration and Norm managed the outing. 15 teams, 58 golfers, \$50 entry fee again. \$30 for golf and dinner at Candlestone, \$1,160 went back to golfers. There was a 1st, 2nd and 3rd place. Norm donated trophies and Golf Emporium gift certificates. Mark Hill, current owner of Golf Emporium has been generously donating tee packages and trophies. Gamble holes in years past were highly profitable, has made profits between \$250-400, but the volunteer that works it is there for 6-7 hours, it's a long day. He suggested in the future paying someone \$50 and turn the rest into Bruce. Norm and Tom described a

conflict that occurred at the golf outing, which the Board declined to get involved and hopes it will be resolved amicably.

Boat Launch & Signs- Don Hoogerhyde said nothing new to report.

Welcome Committee- Nan said she welcomed Linda Sage who bought the new Parade home on Horseshoe. Terri and Bruce also welcomed the new people next to them on Horseshoe, Paul and Jessica Riste.

Monthly Get-Together- Nothing new to report. No Get-Togethers due to Covid-19.

Christmas Party- Nan said we have Frugtaven Farm reserved. Would have to be under 50 people, and would have to wear masks. Bruce said we have canceled everything else, and would be difficult to keep under 50 people, so may as well cancel. Also cancel Cookie Exchange. Board agreed.

Halloween Party- Nan said nothing new. Didn't follow up because everything is on hold due to Covid-19.

Bridge Raising- Scott said it's been delayed due to Covid-19.

OLD BUSINESS:

Camp Concordia Boat Launch- Regarding liability coverage for Camp Concordia. We have limited liability, which does not cover members going on the Camp Concordia property. Scott said with his insurance that when the boat is connected to a trailer, then it is connected to the vehicle and covered under Auto policy of the driver. Bruce will contact Craig Oldenberg to clarify what he is looking for in terms of coverage. On a separate note, Bruce has been reviewing our insurance, and needs the address for boat launch, which he is having a hard time getting. Kent County parcel viewer shows only an easement for the Kindy Boat Launch. Bruce said he has 2 deeds that we purchased 2 – 25ft parcels years ago. Bruce will contact the township offices for clarification.

Camp Greenwood- Ed Armbruster reported that the camp is trying to come up with ways to raise money to purchase the camp property from the Presbytery of Lake Michigan (PLM). They have an on-line auction coming up and Gloria will be sending out a notice. Donations can be dropped off to Jake. They are looking at meeting with the PLM to request more time to come up with the funds to purchase the property. Discussed other ideas. One idea is to come up with a group of people to purchase the camp, maybe do an LLC. Let Ed or Jake know if interested. May be able to utilize camp in different ways to make it more sustainable. Jake, Ed and Camp Board are working really hard. Ed asked if anyone from the WCLA Board would be interested in joining Camp Greenwood Board. October 17 is cleanup date, Gloria will send a reminder. Tom asked what else the camp is doing, Ed said they are working with a professional fund-raiser. He noted they are still in the black. They had a virtual camp this summer (due to Covid 19). Jake said they have raised \$100K toward operations and \$50K is promised from a regular doner. Jake said the last 3 years as camp director, have been in black, which is surprising. Have 1 year and a day to raise the \$1M needed. Speaking with PLM board tomorrow. Have \$150K raised so far and have other tentative commitments. Annual Camp Board meeting is October 17, same day as clean-up. October 17 is cleanup date, Gloria will send a reminder. Norm asked if donor donates and purchase of camp falls thru, then can the money be returned or go toward a parcel? Parcel 5 is \$300K, which is a big part. Do not want condos. Have gotten calls from at least 4 developers. Tom said he's gone thru Oakfield Township bylaws and there's things in place to stop condos, i.e., homeowners have to have 150ft of frontage. However, developers can try to get variances. Jake said south of MacClain Street is special use for a camp, but other parts are zoned lake residential.

Beavers- Follow up from July meeting, haven't seen beavers or activity lately, and this is typically the time they'd be noticed. Also, the spot they were seen when discussed at last meeting isn't a spot that affects anyone, so will leave them be.

NEW BUSINESS:

Golf Outing- Tom would like to see some changes. Board declined to get involved.

Boat Ramp by Non-Home Owners- Harry Deane brought up the issue of boats in the water on multiple occasions by non-home owners. There is a specific boater whose brother is on the lake, so evidently he's getting the code from him, and they have both asked homeowners if they could lease dock space. Harry suggested language to curtail non-lake people from using the boat ramp. The boat in question is not a small boat, and there's also the invasive species issue. Tom said we would need some language put in the bylaws, and it would then need to be presented at the Annual Meeting. We can't make it for the lake, but we can for the boat launches. Don said at his brother's lake, every boat has a sticker. Cathy said that we don't have mandatory association dues. Bruce asked if Harry could chair a committee. Harry said he could be involved via Zoom. Christine said she's seen it with others where no life jackets, other dangerous things, so we need to make sure language includes how to enforce.

Board Meeting Schedule for 2021- All meetings are on a Monday at 7:00 PM, except for Annual Meeting. February 8; April 12; July 12; Saturday August 28 Annual Meeting; September 13

8:07 Bruce motioned to adjourn, Bob 2nd, motion passed.

Future Meetings and Events:

-  Pancake Breakfast –
-  Progressive Kayaking –
-  Golf Event –
-  Annual Meeting – August 28, 2021
-  Camp Greenwood Workadays – Saturday, October 17 is Fall Cleanup
-  Halloween Party - Canceled
-  Christmas Party – Canceled
-  Cookie Exchange – Canceled

Board Meetings:

-  Monday, September 14, 2020, 7:00, Stressman's Driveway
-  Monday, February 08, 2021, 7:00, Location TBD
-  Monday, April 12, 2021, 7:00, Location TBD
-  Monday, July 12, 2021, 7:00 pm, Location TBD
-  Monday, September 13, 2021, 7:00 pm, Location TBD