

Minutes

LBLA ANNUAL FALL MEETING

DATE

September 2nd 2023

TIME

10:06 AM

MEETING CALLED TO ORDER BY

Scott Johnston (President)

BOARD MEMBERS IN ATTENDANCE

Scott Johnston, Nancy Artman, Jennifer Finnegan, Misti Hulsted, Shelby Bauer

AGENDA

Member Welcome & Acknowledgments, Introduce Board Members, Former Board Member Acknowledgments, 2023/2024 Election, Introduce Board Members Elect, Financials, LBLA Online Presence, Roads, Trash Service, 2024 Plans, Q&A.

WELCOME & ACKNOWLEDGMENTS

- Scott Johnston recognizes Greg Payter for donating the wonderful playground equipment located at the pavilion in memory and appreciation of his wife Laura Payter
- Those in attendance who are new to the association this year were welcomed and asked to introduce themselves to their fellow neighbors.
- Scott Johnston thanks the many volunteers on behalf of the entire board for all their assistance throughout the year. We could not accomplish half of what we do without the help and support of our amazing members and for that we thank you!
- Our brand-new association newsletter, "The Cub Hub," was introduced and authors Shelby Bauer and Jennifer Finnegan were acknowledged for their hard work on the project. Shelby spoke briefly on what we hoped to accomplish with the newsletter now and in the future. All members who have ideas or requests on content for future newsletters are encouraged to email us at jenniferfinneganlbla@gmail.com.

BOARD MEMBERS CURRENT, PAST, AND ELECT

President Scott Johnston Introduces our current Board Members:

- Scott Johnston (President)
- Nancy Artman (Director)
- Misti Husted (Treasurer)
- Jennifer Finnegan (Secretary)
- Shelby Bauer (Director)
- Scott Husted (Director)
- Andy Lampkin (Director)
- Gary Sculli (VP)

Past Board Members:

- Mariell Lehman
- Robert McMurray

Board Members Elect 2023/2024:

- Scott Johnston (President)
- Scott Lehman (Vice President)
- Nancy Artman (Treasurer)
- Misti Husted (Director)
- Todd Husted (Director)
- Jennifer Finnegan (Secretary)
- Andy Lampkin (Director)
- Shelby Bauer (Director)

Ballots for the 2023/2024 election will be emailed to all members who have a valid email on file with us. All other members will be receiving a ballot by mail. Please have your ballot completed by 9/30/2023. Ordinarily, ballots would be mailed out with the fall newsletter. However, this was a small oversight by the board and we extend our sincerest apologies.

FINANCIALS

- Our fiscal year end is vastly approaching! A detailed financial report will be prepared and posted to our website.
- A financial audit has not been completed in recent years and the board is seeking to rectify this issue in 2024. An audit will be completed to ensure that all monies are accounted for and are being utilized effectively.
- The board has a spreadsheet to keep track of which members are up to date on their association dues. This spreadsheet is showing delinquent payments for a few individuals who are normally very prompt on paying their dues. In response, we will be auditing this spreadsheet to ensure it is correct and making the appropriate updates as needed.

ONLINE PRESENCE

- We have recently adopted Appfolio to make communication, paying dues, and information updates much easier for our association members.
- We appreciate all of those who have already signed up for Appfolio and are taking advantage of the system. If anyone has not yet signed up and would like assistance creating your account and learning to navigate the platform, please do not hesitate to reach out to any of our board members who would be happy to assist you.
- We have a brand-new website! Please visit Iblamichigan.com to check out our beautiful new site where you can stay in the know on all things Little Bear Lake!

ROADS

- Overall, road maintenance has been a success this year!
- We have begun an experiment to see if using limestone might be more effective for filling holes and preventing washout. Until now, we have been using regular gravel to patch up and maintain the roads and we have found ourselves in a vicious cycle of fill, washout, fill, washout as conditions change. Limestone is slightly more expensive than gravel but it seems to be maintaining the roads better over time with fewer fills. This small change has the potential to save the association money in the long run. We will continue to monitor the road conditions and keep everyone updated.
- We have a new snow removal company for the 2023/2024 winter! CMK Construction will be plowing our roads and will provide sanding in extreme ice conditions.

TRASH

- The board has decided to keep the dumpsters through the end of September!
- We appreciate everyone who used them appropriately and did their part to make this trial as successful as possible.
- We intend to look at various options throughout the winter to see what is financially doable for the 2024 Spring/Summer.
- If we decide to bring the dumpsters back next year, we will add new locks and keys but for now, please hang onto your keys. These are still good for the boat launch and we will work on getting those keys collected and the new ones distributed next Spring.

- The board also recognizes that we have a lot of year-round members who might be interested in keeping the dumpsters, or at least one, year-round. We will evaluate our financials to determine if this is feasible either this winter or in the future.

2024 PLANS

- It has been brought to the board's attention that some of the access points located around the lake are unusable and unsafe. These access points are a wonderful spot for those who do not have lake front property to relax and enjoy our beautiful lake. The board is making it a mission to first identify all the access points, survey them to determine which ones need repair, determine which points can feasibly be repaired, and make sure all of them are clearly identified and marked.
- The reality is, we cannot fix all of them but the ones that are worth repairing and are of interest to the association members will be given due attention. If anyone is interested in helping with this project in anyway, please reach out to any of our board members for more information.
- Our pavilion needs a little sprucing up! Another goal for 2024 is to make the pavilion an enjoyable space that can be utilized by our members. It is our intention to get electricity set up, perform general cleanup and repair, and maybe even add a shed/office space to the property. The pavilion is seated on 5 acres of land and it is our hope to utilize more of this space by adding a storage building for association equipment and maybe even an office space for those without internet to utilize. This project will largely depend on the funds available to us in the coming year.
- Complete an analysis on dues. The board intends to perform a dues analysis to determine if any changes need to be made in the future to the annual amount. We will keep everyone informed along the way and will let members know well in advance if any changes are to be made.
- Get the LBLA store up and running! We WILL have the store established in 2024 for all members to purchase apparel and other LBLA swag. Various fundraising opportunities will be established to help get this project under way. And as always, if you have any ideas for this endeavor, please do not hesitate to reach out!

Q&A

- Association member Bruce Haskill thanks the board for all their hard work and dedication to the association.
 - o Thank you Bruce for your kind words! We appreciate all the feedback and we will continue to do our very best to serve our members and make this an exceptional place to live.
- Some of the neighboring properties on the access points have moved the stakes identifying the property lines. What can we do to fix this and reestablish the property lines?
 - o We will investigate the possibility of having these points surveyed to determine where they are exactly.
- Can we get an association map posted to the website so everyone can see how far the association extends?
 - o YES! We will work on finding a map to be posted to our website for all to access.
- If members want to donate more playground equipment to the association, can they do so?
 - o We appreciate all members who would like to donate more equipment/supplies to be enjoyed by the entire association. If you would like to make a donation, please contact the board as we may need to check with our insurance company for any potential liability.
- Could we make some of our access points handicap accessible in the future?
 - o Yes! That is a wonderful project to undertake in the future. Our first goal however, is going to be making the locations SAFE and more accessible.
- Could we look into applying for some grants to benefit the association because we are a non-profit?
 - o That is a wonderful idea! If anyone knows of or would like to do some research on what opportunities might be available to us, please do not hesitate to reach out. We as a board would be happy to research along with you and potentially pursue some of these opportunities.

Meeting adjourned at 11:02 AM

On behalf of the entire board, we would like to thank all of the members who were able to attend the Fall meeting. It is a pleasure to serve you and again we thank all those who volunteered their time and talents during the year. Your contributions are seen, greatly appreciated, and we could not do what we do without your support!