

DUCK LAKE PENINSULAR SHORES ASSOCIATION

P. O. Box 344, Grawn, MI 49637

FALL 2004 NEWSLETTER by Sara Cockrell

Well, if your life is anything like mine, I've fallen behind on some projects, while enjoying the great weather this fall, canoeing, hiking, and biking. I have also been busy with a new job. But, alas, with the change in seasons, we can start anew.

SPECIAL THANKS TO all the Board members who donated their time and efforts last year, retiring from the Board in August: Sue Carlson, Jan Zerbel, Dick Misener, Dennis Sargent, Neal Jones, and Patty Yauck. In addition, thanks to the many other volunteers, who were recognized at the Annual meeting, and on the bulletin boards. (See enclosed Volunteer Awards.) Without your help, our community would not be the special place we call home.

Communication: If you would like to receive copies by e-mail of the Board Meeting minutes, newsletters, and other communication, please contact Sara Cockrell, and request that your name be added to the DLPSA e-mail list. Newsletters will be mailed 2-3 times/year to all "active" (dues-paying) members at their registered (Green Lake township) address, but this choice is more labor intensive, costly, and less timely. **We encourage members to mail any concerns to the post office box, contact a board member, or check the bulletin boards periodically for recent news.** Please consider giving e-mail a try. If you change your mind, just reply back that you want your name removed from the e-mail list. (See e-mail request at end of newsletter.)

In order to keep you better informed, I have included summaries of each of the new board's meetings. If you would prefer the actual minutes, they will be available by e-mail and at the 2 bulletin boards as soon after the meetings as possible.

8/7/04 ANNUAL MEETING Summary

The following Board members were present at the Annual Meeting, Sue Carlson, Jan Zerbel, Sara Cockrell, Dennis Sargent, Camille Brand, Scott Hackney, and Neal Jones, in addition to 28 voting members. Directors Dick Misener, Bob and Patty Yauck were not in attendance. Last year's minutes were read and approved with 2 corrections. The Treasurer's Report was presented and approved. Dennis noted that Tom Fabbatz had made a \$200 donation last spring, and 12 man-hours this fall for the park clean-up.

The new By-Laws were discussed and approved, with concerns mentioned about the Board meetings being closed due to limited space in homes, and time for discussion. A motion to "open" meetings failed, but discussion was held that changes could be made by amending the by-laws at next years' Annual Meeting. Camille gave the Hospitality Committee report, and a questionnaire for input was handed out. Lew Case gave a report on the health

of Duck Lake water, along with a recommendation to avoid swimming in the canal.

The new Board was elected according to the new by-laws, with a 3-way tie for two of the director positions. A vote was taken to set dues at \$60 again, based on the budget that was presented by Scott Hackney, with projected annual and long-term expenses detailed, and projected costs for the number of "active" DLPSA members. (See enclosure.) The board was asked if the number of members paying dues had been affected by the increase last year. Of the 271 lot owners, the same number paid dues this past year, about 150.

Recommendations were made from the floor to get bids for maintenance, have the books audited by an independent member, and to form a committee to collect dues from non-paying neighbors.

August 2003-2004 Expenses

Mowing & Fall/Spring Clean-up	\$3,095.62	59%
5 Newsletters	\$1,049.65	20%
Canal Weed Spraying	\$ 500.00	9%
Boat Launch Dock In/Out	\$ 250.00	5%
Miscellaneous (a)	\$ 379.05	7%
Total (b):	\$5,274.32	100%

(a) includes state registration, garage sale ad, bonding, misc repairs

(b) excluding long-term boat launch repairs of \$2,811.20

Note: \$2,409 was spent in 2002-03 for boat launch repairs, for a total 2-yr investment of \$5,220 to maintain this peninsula asset long-term. The tennis court was also repaired in 2002-03 for \$465.

8/12/04 ORGANIZATIONAL BOARD MEETING Summary

Sara Cockrell, Camille Brand, Scott Hackney, Dennis Sargent, Neal Jones, Duane Lueck, and Bob Yauck were present. In the process of electing officers, Neal and Dennis offered their resignations from the 2004-2005 board, so all nominees from the Annual Meeting were seated on the board, which included Rod Ross, Scott Hocking (who was not able to attend), and Duane Lueck. The following were accepted for officer positions:

----- **SAVE FOR FUTURE REFERENCE** -----

President	Duane Lueck
Vice President	Rod Ross
Treasurer	Scott Hackney
Secretary	Sara Cockrell
3 Directors:	Camille Brand
	Bob Yauck
	Scott Hocking

Terms were to be staggered, according to the new by-laws, so the following terms were accepted:

2 yrs, 2004-2006: Duane Lueck, Rod Ross, Sara Cockrell & Scott Hocking

1 year, 2004-2005: Scott Hackney, Camille Brand, and Bob Yauck

Committees were then formed, with the following chairpersons:

Newsletter	Rod Ross, Camille Brand, and Sara Cockrell
Hospitality	Camille Brand
Maintenance	Bob Yauck
Dues	Sara Cockrell
Liaison	Duane Lueck & Scott Hocking

9/14/04 DLPSA BOARD MEETING #1 Summary

All board members were present, except Scott Hackney, who was unable to attend. The minutes were approved, and Camille presented the Treasurer's Reports for Scott, which carried. The 8/30 balance was \$5,740.30, minus pending bills, which would result in approximately \$4,000 for the remainder of the new fiscal year, ending 5/31/05. This included \$1,400, which was carried over from the previous fiscal year. The only expense paid since the Annual Meeting was for landscape maintenance, which was \$441.17.

Camille brought up that there had been some vandalism in the park, and trash left in the barrels. Tom Wischman has offered to make more signs for the accesses, and for the park, with hours. Phil Brand has donated several days to painting the entrance signs, constructing and installing the park path signs, split rail fence at access #2, and the railroad ties along the Central Park path. Camille suggested other projects needing attention, including trimming overgrowth, a new pavilion roof, repairs at the tennis court, and removing the asphalt at access #2 and filling in with dirt.

Sara offered to finish the fall newsletter, and send out minutes by e-mail to members, as requested. Camille suggested mentioning that dues will cover through 5/31/05, which is the end of the new fiscal year. Discussion was held on contacting lot owners who have not paid dues, soliciting comments, and doing a better job of educating residents on the costs of maintaining our "joint-use" properties, and benefit to property values. Three adjacent property owners have expressed an interest in paying dues for "associate" membership in DLPSA, which Sara suggested should be tabled until the next Annual Meeting.

A Board Meeting schedule was planned for the second Tuesday at 7:30PM on alternating months, which would take place in November, January, March, May, and July. Discussion was then held on the culvert at the entrance to Duck Lake Peninsula, the impact on the adjacent property, and the need for permission from the owners for any future work there. Camille brought up bids for removing the asphalt at access #2, which was considered excessive, so Duane, Scott, and Bob agreed that they could do it instead. The 3 boat owners docked at access #4 have received DEQ violation notices. Camille asked again about an audit, maintenance bids, need to consider a handyperson versus volunteers, and web page.

11/9/04 DLPSA BOARD MEETING #2 Summary

All directors were present except Bob Yauck. The secretary's minutes were accepted, and then Scott Hackney gave the Treasurer's Report. Expenses were \$823.59 (including \$500 for association's share of canal weed control, \$252.46 for improvements, \$51.13 for copies, and \$20 for state registration), income was \$310, for a balance of \$5,235.71.

Camille reported that the new signs were done and that her husband would install by spring. Sara is still working on the fall newsletter. Discussion was held again on educating non-paying residents on the benefit of maintaining our shared properties for resale values. Scott Hocking reported that Lew Case had attended the recent Green Lake/Duck Lake Watershed meeting. Duane stated that the county said DLPSA is not responsible for the culvert since they maintain the roads, and would dig out the culvert if plugged. Discussion was held on the differences between the accesses, handicap parking, driveways, and lack of uniformity. On the topic of #2, Scott Hocking suggested that the asphalt could be drilled with holes and covered with a berm of topsoil to improve its appearance, for about \$400. Concerning #4, the DEQ is sending letters to the 3 boat/dock owners, advising them that they will be ticketed if they operate a marina without a permit in the future. Scott Hackney said he would ask his partner if he would audit the books.

Concerning the closed meetings, it was suggested we need to remind members to share their concerns with the board by email or phone, or in writing to the p.o. box, instead of showing up unannounced. Duane recommended that we change from reimbursing for expenses, and submit for pre-approval instead. Payment could then be made with a DLPSA check, or possibly a DLPSA debit card. Receipts would still be needed. Future meetings were again announced for the 2nd Tuesday of alternating months, on 1/11, 3/8, 5/10, and 7/12 at 7:30PM, location to be determined.

E-MAIL REQUEST

To: Sara Cockrell, DLPSA Secretary

Please send the following to me by e-mail:

☐ Minutes for Board & Annual Meetings

☐ Newsletters

☐ Hospitality invitations

☐ Other _____

☐ Please add my name to the DLPSA e-mail list.

☐ Please remove my name from the DLPSA e-mail list.

YOUR INPUT: List any priority concerns below. Just a reminder that our attention is focused on the “joint use” properties shared among residents, and not those issues handled by other governmental agencies.

Name _____ Lot # _____ E-mail Address _____

Please return by e-mail, which expedites circulation among the board, or by mail to DLPSA, P.O. Box 344, Grawn, MI 49637.

REMINDER: Your dues are paid through 5/31/05.

DATES TO REMEMBER:

Peninsula Garage Sale in May

DLPSA Annual Meeting – August 6 (first Saturday)

time and location to be announced

CURRENT # OF ACTIVE (dues-paying) MEMBERS:

171 of 271 lot owners, or 63%

Final Note: A separate mailing is being sent to non-dues paying owners, to see if we can motivate them to contribute this year, in case you hear from them.

HAPPY HOLIDAYS, neighbors!

My van is packed, ready to go, skiing and snowshoeing.

‘Tis the season to LET IT SNOW !!!

And finally, thanks for your contribution to making Duck Lake Peninsula a desirable place to live, and keeping our shared properties maintained!

11/28/04