

**POINT OF SAND POINT HOME OWNER’S ASSOCIATION ANNUAL MEETING**

**November 11, 2023 1 PM**

**Eagles Club, 7017 E Park St. Caseville, Michigan**

**Meeting Minutes**

Call to Order - 1:09 PM. Motion made by Dennis Richey to call meeting to order. Second by Christine Wroblewski - Approved

Board Members present: Bryan Bender, President; Margie Bartmess, Vice President; Mary Lawson, Secretary; Christine Wroblewski, Treasurer; Gari Hotton, Trustee; Dennis Richey, Trustee.

Board Member Absent: Robert Bender, Trustee

53 Tax ID lots represented, 29 Proxy Tax ID lots represented, with 42 Tax ID lots not present. Total Tax ID lots represented 82. Total Tax ID lots in PSPA is 124.

Motion to approve Annual Meeting Minutes - October 29, 2022 by Dennis Richey. Second by Christine Wroblewski. All members in favor.

Finance Report / 2024 Budget Expectations presented by Christine Wroblewski, Treasurer. Christine introduced Terry Fahrner from Thumb National Bank. Christine presented 2023 Finance Report and projected 2024 budget (attached). Motion to accept Treasurer’s Report made by Dennis Richey. Seconded by PSPA member. Approved.

**Committee Reports:**

**Road Committee Report** presented by Dennis Richey (attached) 124 homes approved roads – 66 % voted yes. City certified. Target window for the road project is mid to late April, 2024. Quote is $595,00 for 1 ½ inch base layer and 1 ½ inch wea layer for 3 inches total. $4800 per lot if paid up front. Next step is for city to schedule 2 public hearings to define need. 2nd hearing to define how the bond will be set and if there is dissent about assessment, they will refer you out to tribunal to make decision. Once 2 hearings are complete – notification sent to registered mail address. Postponed Cresent Beach road until 2025. No benefit to wait for Crescent Beach Road. Grind road out as it sits with one exception. Will not do entrances to driveways. Small machine needed and costs additional amount. 30 day window to payoff or rolls to 10 year taxes. Warranty question from PSPA member – response 10 year warranty. Will road be smoothed? – response yes. Will post office ramp be paved- response not planned at this time. Member question: Is paying up front deductible on taxes? – response HOA roads not deductible. How will Whispering Pines be handled and will it be coordinated with Pointe West? - response Dennis will have discussion with paver. Paver initially said we had adequate base. 124 lots all will get assessment. Question by member was any plans for bridge? -response was up to Point West. Dennis in past had proposed expansion bridge and both communities showed no interest. Question from member as to how will they crown toward driveway? – response is grade may end up above existing driveways. Question from member as to when can you expect bill? – response that bill should come around March if all goes to plan.

**Dredging & Weed Control Committee Report** presented by Bryan Bender. Management of dredging difficult first-time experience and working with counterpart at Point West. $60,000 budgeted for 2023 and only used $25000. Hopeful to work with Savin – working on contract to do both north and south channel. 70 feet on north and 20 feet on south. Weed control have contract for one more year with existing company, however plans to make move to Savin who does 3 applications vs. 2. Member suggestion to consider to close off South channel and try to clear south channel with excavator. Bryan reminded members that the boards primary responsibility is to maintain and improve waterways. Per cost saving 10% more. Member question on how north channel will be dredged north – straight out vs. east/west? – Bryan needs to work with Point West on plans for north channel. Challenge is how much sand has accumulated. Suggestion for consideration from member, should we reduce cost we pay for north channel to accommodate south channel? Bryan responded Point West has always paid for ½ weed treatment in channels. Point West pulls the dredging permits which requires tremendous communication with state. South side dredging requires all new permits. Member question -any discussion with core of engineers on what to do with south channel? Response is core of engineers against any dredging due to fisheries. Time constraints make it difficult due to time allowed to dredge and ability to move big equipment in Huron county. State regulates where we can dump sand. We can’t dump sand on south park. Dennis Richey stated in past we have dug hole size of football field and hauled. Currently we have no land to put sand. Call to members to volunteer to help South Channel. South side members voiced house values are declining significantly. Voiced concern of muck so deep and dangerous from bridge tube down. Members stated there is a document agreement that was signed and recorded 1997 of an agreement made between Point West and PSPA on development of south side. Appeal to find this document to assist to reach agreement with Point West to assist financially to maintain south side channel access.

**Dock Committee Report** presented by Dennis Richey. Several issues contributed to new dock installation delay to 2024. It was determined a seawall was needed and plans for 8ft wide rounded on corner and then dock can be anchored. Intend to move gate and road 5 feet to reangle gate for ease of access. Ramp needs to be excavated and filled. Plans for a paved walkway, hinge to gateway to dock 20 feet – 30-foot dock. 6–8-inch poles. JHL will complete job. No cost for extra paving. Commercial grade dock made with wolmanized wood that can stay in year-round. Doesn’t have to be permanent so 2 pins can be removed. Permit situation different if permanent vs. removable. Target date for installation is Memorial Day. No additional fees needed from members. Gate change included. Question regarding Point West docks at bridge and if they could potentially block bridge water access.

**Mailbox & Snowplowing Updates** presented by Margie Bartmess. Tom postmaster for next 2 ½ years will not have PSPA use cluster boxes. Has no control over next postmaster decision. Can apply for hardship to have mail hand delivered or ID Delivery. Snowplow contract is with Denny Smith and business cards available. He will also hand shovel walks. We have a 12-push contract for 2 inches of snow. Request by member if he tune aimer to avoid mailbox.

**By-Law Committee Update** presented by Gari Hotton. By-laws are set of rules to establish guidance. Needs to be reviewed to update to keep pace with technology. Items that are unclear. Membership will need to approve any changes. Bylaws have 11 articles. Committee to meet on Tuesday evening, 7-9 PM. Request to reach out to Gari Hotton to join by-law committee. Once by-law recommendations complete, members will receive document that is well documented as to any changes. Board will decide how to deliver to member

**ACC Committee Report** presented by Bruce Caldwell. Bruce provided update on current construction projects and status of existing builds. Member question regarding height of Lake vs. Canal lots and if by-laws need to be adjusted.

**Questions and Answers with the Members**

Can we have a public directory? Can we have a forum to see questions people are asking? Discussion of how to make website public and private. Suggestion to utilize Nextdoor Neighbor?

Request to have quarterly meetings. Margie – monthly meetings attended in past with limited attendance. Hopeful website was providing communication to membership.

Motion to change park rules by Bruce Caldwell to allow ATV’s in North Park by dissolving current PSPA board decision. Second by Al Ward. Motion passed by majority. All Park signs needs to be changed.

Richard Kline requested payment for medical bills. Injured on dock.

How to handle new members. Place website sandpointpspa.com on board.

Motion to have community directory. Motion seconded. Majority ruled. Board will develop process to create directory and gain approval to have membership information shared.

Motion by Christine Wroblewski to lower the number of Board Members to 7. Most boards function with seven. Christine made motion to move to 7. Margie seconded. Motion passed from 9 to 7 board members. Passed 39 Yes vs. 31 No.

Jacqueline Caldwell noted by-laws state Nominee Committee is to be utilized. She volunteered to lead committee.

**Committee Volunteers -** Several members volunteered to join committees for 2024. The Board welcomes your contributions and thanks you for participating. If your name is missing from the following list, please let us know. We have an opening to lead Park Committee and need volunteers. Your service is greatly appreciated.

Loretta Rollo – Finance Dan Tighe – ACC Jacqueline Caldwell - Park

Carolyn Muha – Dredging Bruce Caldwell - ACC

Dan Wissner – Dredging Dean Krumholz - ACC

Mary Taylor – Bylaws Russ Peyerk - ACC

Deb Pechota – Bylaws Vince Parente - ACC

**Balloting and Election of 2023-2024 Board of Directors** led by Margie Bartmess. Three available seats. There were 10 nominees running. Final results: Roger Beard, Robert Lechota and Christine Wroblewski gained majority vote. Welcome!

Call for Adjournment made by Bryan Bender. Seconded by Dennis Richey. Meeting adjourned at 4:13 PM.