**MINUTES OF ORGANIZATIONAL MEETING**

 **POINT OF SAND POINT ASSOCIATION**

 **P.O.BOX 1975 CASEVILLE, MI 48725**

 **NOVEMBER 15, 2022**

This was a zoom meeting allowing members to call in from their homes or offices.

The meeting was called to order at 7:03 by President Bryan Bender.

Board members present: Bryan Bender, President, Robert Schoof, V.P., Christine Wroblewski, Treasurer, Jacqueline Caldwell, Secretary, Robert Bender, Gari Hotton, Margaret Bartmess, Mary Lawson. Doug Rasmussen was absent.

**ROAD RESURFACING PROJECT**:

Bryan began with a warm welcome and expressed concern for the condition of our roads. Huron County is resurfacing Crescent Beach Road. If we can piggyback onto their project we can save PSPA a significant amount of time and money, however there is a time constraint. In order to expedite action on this project we will need a member vote well before the end of the year. In order for this to happen, we need to explore the opportunity of having our membership vote by mail. A letter could be drafted, emailed out to members asking them to respond by mail within a specified period of time. The mail could be collected and recorded quickly.

Bryan Bender made a motion: to make use of voting by US Mail a part of our bylaws, with members having the option to affirm or deny at our next annual meeting.

Seconded by Robert Bender. Motion carried with approval by all members present.

Discussion followed regarding the bylaw definition of ‘a member’ and Gari Hotton stated that that is a topic (among others) her committee would be addressing.

Robert Bender, citing page 15, Article X (amendments) of our bylaws, made a motion that PSPA adopt the understanding that for any matter requiring a vote, there shall be one vote per parcel with a Tax ID. That the parcel in fact becomes the voter.

Seconded by Gari Hotton.

Those agreed: Bryan Bender, Robert Schoof, Christine Wroblewski, Gari Hotton, Mary Lawson, Margaret Bartmess, Robert Bender.

Those opposed, citing page 5 Article II section 1 (eligibility): Jacqueline Caldwell. Motion carried.

Robert Bender made a motion to delete page 7 Article II, section 8 (voting) paragraph B from PSPA bylaws.

Seconded by Bryan Bender.

Those agreed: Bryan Bender, Robert Schoof, Christine Wroblewski, Gari Hotton, Mary Lawson, Robert Bender, Margaret Bartmess.

Those opposed: Jacqueline Caldwell. Motion carried.

Bryan noted that in order to recommend to homeowners that we apply to piggy back on Huron County’s Road Project, we will need to present to them estimates of cost, savings, and a time line. Bryan tasked Robert Bender with contacting the county to 1) see if it is possible to piggyback our project with theirs and if so, 2) try to get some estimates together for a quick vote, and 3) to work with Bryan to create a rough draft for said ballot. He is urged by the board to utilize Dennis Richey and Greg Foy’s knowledgeable volunteer status.

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**TREASURERS REPORT OF AUDIT AND FUNDS AVAILABLE:**

Bank authorized signers have been changed to reflect new board. Christine Wroblewski and, as a backup if needed, Bryan Bender are signers on PSPA’s accounts.

There is an almost competed, ongoing audit to determine whether special assessment will be required. Thumb Bank receives all PSPA income and pays all PSPA bills from the trust (fiduciary savings) That balance is approximately $47,000. In addition, there is a checking account with a balance of $18,000.

Since Thumb Bank pays all the bills from the trust, and there is a monthly fee to keep the checking account open, there was discussion as to whether we should keep the checking open.

Christine Wroblewski recommends we collect dues annually on June 1 beginning in 2023. That would require a bylaw change if we decide we want that. No motion, no action taken.

Christine Wroblewski recommends we revise/update the PSPA budget that was voted on at the October 29, 2022 annual meeting to reflect actual expenses as we realize them.

Christine Wroblewski recommends that bills for the $250.00 special assessment and $300. (the difference between the $450.00 annual dues already collected and the increase to $750. voted on at the Annual Meeting) should go out from Thumb Bank in one letter, as 2 separate line items, on February 1, 2023.

\*(see below) Bryan Bender will create a letter explaining in general terms our financial forecast and letting homeowners know that a bill from Thumb Bank; $300 for the remainder of dues owned and $250. special assessment for the dock, will be arriving around February 1, 2023. Letter will go out shortly, probably with the minutes of the Annual Meeting.

Treasurer also recommends that we work toward acquiring and maintaining an ongoing balance of $20,000 in case of unexpected expenditures.

**DOCK SITUATION**:

Robert Schoof (ACC committee chair) has asked Dean Krumholz, Bruce Caldwell and Russ Peyerk to investigate whether we can salvage any of the old dock.

Robert Schoof will get additional quotes on getting a new dock.

**REGARDING MINUTES:**

\*(see above) Bryan asked that we hold emailing out the minutes of the Annual Meeting to homeowners just so we can update them on our financial situation at the same time, as per above.

Minutes from special organizational meeting will be emailed to board members as soon as completed.

Discussion will follow as to how and when to put them on the website.

**COMMITTEE RESTRUCTURING:**

Discussion by all members concluded that we need only the following areas as standing committees.

**Roads:**

**Dredging, Channel Maintenance** (incl weed control)

**Treasurer duties:**

**Secretary duties:**

**Architectural Control:**

Next meeting to be announced - expected around January, 2023

Meetingwas adjourned at 9:30 pm.

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