

SAND LAKE PROPERTY OWNERS ASSOCIATION MINUTES
SPECIAL BOARD MEETING

Sunday, July 15, 2012

1:00 PM

Board members present were: Pres. Dowe Parsons, Vice-President Mike Pender, Treasurer Irene Petree, and Secretary, Sarah White. Shore Delegates and others attending were: Don Massey, Greg Ciliberti, Bob Hoisington, John Salisbury, Terry Flood, Sue McCauley, Bettina Blank, Debbie Hartwick,, Bill Kozemchak and Bruce Diven.

- President Parsons called the meeting to order. It was determined enough members were in attendance for a quorum. Dowe went to the regular scheduled Cambridge Township Board meetin on Wed. 7/11/12. Errol Jennnings was there to present a formal plan for the purchase of Stagecoach Stop. (SS) All members of our Board have been emailed the plan for review. It is Dowe's position the "group", (they have no formal name) is planning on going through with the purchase of SCS.
- As was indicated in the proposed purchase, none of intended uses are permitted under Sec. 4.3.4 of the Commercial Category ordinance. Therefore, the intended use would have to fit under conditional use. The Township board would have to create a conditional use for SS. Then, the board would have to issue a use permit.
- Irene said Ed Plentz said since the motel has never been closed, "use" continues and he thinks the "group" could go ahead and begin using it as soon as they take ownership
- Dowe feels SLPOA needs to push the Township to issue NEW conditional use. Cambridge Township needs to be held to the letter of the law.
- There is also a supplemental regulation...NOISE.

WHAT DEFENSE DOES SLPOA PLAY

- Cambridge Township Board needs to see the issue from SLPOA point of view.
- Suing the Cambridge Township Board if they are NOT compliant with their own law.
- Sue the SS property owners.

Discussion: Irene feels that unless someone complains, Cambridge Township will not enforce.

Terry Flood, who is a concerned citizen, said Cambridge Township can authorize to investigate all legal issues connected with the purchase, i.e. noise, traffic, policing, fire protection, etc. and the burden of paying goes to the purchaser, SS. Bob Hoisington thinks we need to have a PR blitz to the local papers to draw attention to the possibility of a purchase of SS and to get the issue before as many people as possible. Dowe would like to get a select group, 3, of SLPOA members and go talk to Cam. Twp. Board, or we hire an attorney. Mike Pender would like to try and talk before and attorney is retained. Mike is worried about shutting off dialog if we go to an attorney first.

The existing owners of SS have "rented" space for 2 events to take place this fall. Mike feels we need to have a 1 on 1 with the zoning official from the Township, Ron Dzierzawski. Mike has also talked to Bruce Nickel and found out there are dozens of code violations at SS. So, the events will take place on the outside venues. Bob Hoisington said his neighbors are VERY concerned about beach access from Jewel Street. Mike said there are already funneling laws in place.

- Bob motioned to appoint 3 members of SLPOA to talk to Cambridge Township officials to voice our concern about SS. Greg seconded. Discussion: Terry has talked to an attorney in Royal Oak. The advice he has from the attorney is spot on with what Dowe voiced. We need to put Cambridge Township "on notice" to do ALL studies and evaluate them in an open forum. This process may take 2-3 years. All ayes. Motion carried. Dowe, Greg, Terry and Sue will attend meeting.

- Political PR – Bob has drafted letters to go to Brooklyn Exponent, Adrian Telegram, and will do one for Tecumseh Herald and submit for publication ASAP
- Terry feels we need to have as many people as possible at the next Cambridge Township Board meeting which is the second Wednesday of each month.
- Sarah will call Cam. Twp. and set up time for next meeting of SLPOA Board.
- Sarah will create a question form for the Board meeting for those present who would like to address the Board. Only dues paying members can ask questions. Irene will be there to take money if people wish to pay dues and become a member.

OTHER BUSINESS

- Communication Committee- Sue, Sarah and Deb met before the regular meeting to discuss what is the best and most effective way to communicate with the SLPOA members? It was decided that the CC should be the first stop for communication from the Shore Delegates. It will then be sent to other Delegates for dissemination to their respective shores. There will continue to be some fine tuning to this committee as we go forward.
- Irene will have directories for passing out this weekend.
- Irene will get a detailed report from the Sand Lake Club and then she will deposit monies collected toward fireworks. \$1907.00 collected from annual meeting. Cottage tour money goes to fireworks as well.
- Bob motioned for Irene to be able to pay up to \$1500.00 for directories. John seconded. All ayes. Carried.
- Bob motioned and Bettina seconded to authorize the purchase of a buoy for the shallow spots marked by SLPOA. Zeke will anchor it in the rock pile. All ayes. Carried.
- Sarah will contact Eric Maley about the buoy for the swim area in the center. It has been missing and really needs to be put up again especially with the low water this year.
- Mike Pender wanted to know if there was some way we could capture some of the money from the Cottage Tour for the SLPOA. Right now all monies go directly to the Sand Lake Club for fireworks. Some discussion on who exactly is the Sand Lake Club. Al Schafer and Floyd Rogers? Is that all??
- Dowe would like all Board members to think about the relationship with the Sand Lake Club. It needs to be clear. If the Cottage Tour and Tunes on the Lake are sanctioned by SLPOA, should the money generated run through our treasury? What about a profit line?
- The Cottage Tour committee has all the money from the tour. After expenses Irene will get the net.
- All SLPOA sponsored events that handle money need to go directly into the treasury. Then checks can be written back out to cover expenses. Then all money will be properly accounted for.
- A big thank you to the Social Events Committee, Bruce, Kim, Bettina, Deb and Irene for the Tour and Tunes! Great responses from goers and listeners both! Bettina said about 32 boats were in the lake and Don said approx. 100 visitors came through on the tour, and Tom Kittle had about 130.
- Bruce would like the Board to think about sanctioning a music event 3 times next summer, June, July, Aug.
- Brooklyn Exponent had a recent article on the weevils in Round Lake. The residents are NOT happy with the results so far and the company has upped the number this year and has even tossed some extras in gratis. Stay tuned.
- Motion by Sarah to adjourn. Bob seconded. All ayes. Carried.
- Meeting adjourned at 3:15.

Respectfully submitted,

Sarah White, Secretary