

Wildwood Valley Property Owners Association and Club
Annual Meeting – May 25th, 2014

Call to Order: The meeting was called to order at 12 Noon by President Jim Nihls. A moment of silence was taken in remembrance of Pat Jurewicz.

Secretary's Report: The minutes of the September 1st, 2013 Association Meeting were presented by Mike Von Hagen, with no comments from the membership. A motion was made by Ernie Zack and seconded by Bob Taylor to accept the minutes. The motion passed.

Treasurers Report: Kathie presented the YTD Treasurer's Report, with no comments from the membership.

Current approx balances as outlined in the report were:

- General Fund \$10,800 (\$6,000 of which is for the Bldg. Fund)
- LMP Fund \$19,000
- Dam Maint Fund \$40,000

The Board approved to move \$2,000 from the General Fund to the Bldg. Fund. Based on this, the current Bldg Fund total is now approx \$8,000 (vs \$6,000 as shown above).

A motion was made by Ross Pepler and seconded by Bill Staples to approve the Treasurer's Report along with movement of the funds. The motion passed.

Committee Reports:

Membership: Kathie reported that we currently have 51 paid members to date, but many members paid at the meeting. New members for 2014 include **Steve & Marilyn Olger, Andrew Danowski, and Leonard & Joyce Spoolstra**. For reference, 2013 paid members totaled 87, and 2012 paid members totaled 77.

Social Activities/Events:

- Due to July 4th being on a Friday this year, it was decided to move the 2014 Boat Parade date to Saturday, July 5th. Arrive at the clubhouse at 1:30 PM; the parade will begin at 2PM.
- The 17th Annual WVPOAC Golf Outing will be held July 19th; please send in your registration form to George Jackson by July 5, 2014 for member sign up. Please note his new mailing address is:
PO Box 113
Wolverine MI 49799
- The 2014 ***Progressive Dinner by Boat*** for 2014 date changed from June 21st to August 9th. Rather than a multiple course dinner, it was decided to make each house stop a heavy appetizer affair. If interested, please contact Ernie Zack. This is a member's only event.
- To qualify your big catch in the 2014 Fishing contest, please allow Bob Nickodemus or Blair Wickman to measure your fish.

- The 2014 fall Hayride will once again be organized by Dave Bird and be held on Saturday, Oct 4th, leaving the clubhouse at 2PM.
- 2015 Stump Cutting party will be Saturday, Jan 25th; the clubhouse will be open afterwards for all members to come and join the party.

Facility Upgrade Status: On June 21st, a “frame & window” work party will meet at the clubhouse. If you would like to attend, please contact Jim Nihls. Also, volunteers are needed as Project Managers for Electrical and Plumbing contractors; please contact Jim Nihls if interested. Lastly, special thanks to Jackie Zack, Michelle Andrusiak, Mel Rzepecki, Patrice Brezner, Kathie Nihls and Bob Taylor for participating on the layout committee for the kitchen and rest rooms.

Grass Cutting: Dave Andrusiak will lead this effort again in 2014. Same as last year, we would like to form 2 person work crews (1-riding mower, 1-push mower) for each mowing. If you can volunteer, please contact Dave so he can assign dates.

Lake Committee

Lake Report: Jennifer provided an update--overall water quality is excellent; very little algae. She noted the “yellow pollen” on the lake was not toxic. The initial focus of the LMP was for milfoil and most recently floating pondit. Now dense lily pads need to be treated, but in order to do so will require a DEQ permit. Also, zebra mussels have been found in parts of the lake. The annual lake survey with infrared camera will be performed June 23rd & 24th.

Applicator Contracts: Lake will be treated sometime after the July 4th weekend. Per the request of the members, treatment will be performed by air boat only. Also, you can use the lake one week after treatment.

Aeration: The two aeration test sites (Turtle cove w/6 jets and the SE corner of the lake w/12 jets) began operation Aug 1st in 2013. Visual inspection of both areas is very promising. Met with the DEQ on Feb 19th, 2014, seeking approval to treat the aeration areas, but no response to date from DEQ on our request.

Lake Draw Down/Lowering: Permit expires this fall; will request a new permit for eight (8) years with an allowable drawdown of four (4) feet.

Dam Repair: Blair estimated it will cost approx \$1000 to add rip rap at the south side of the dam, but DEQ permit is required before any work can be started. The Dam repair will be included as part of the Lake Drawdown permit.

Old Business:

Dam Insurance: Ernie Zack presented his findings on Dam insurance. Based on his analysis, he recommends we only maintain Commercial General Liability Insurance and not the dam itself. Ernie will obtain annual costs for various General Liability amounts and present at the next meeting for approval (our current GL coverage is \$1MM).

New Business:

No Wake Buoy @ Loons Nest: Board agreed a buoy should be added near the Loons nest cove. A special Loon buoy requires a permit; rather than seeking a permit, we will use the extra buoy as no wake zone buoy. Blair is to follow up on this issue.

LMP-Next Steps: Jim highlighted that we are in our final year of the current Special Assessment District for our LMP. Jennifer presented two proposals to continue with our LMP:

Plan A – Aerate the entire lake + annual treatments for \$75,000 per year

Plan B – Maintain the existing two Aeration sections + annual treatments for \$43,000/yr.

Jim explained that the Board has reviewed both plans and recommends Plan B to the members. After some discussion, a motion was made by Denny Gallagher and seconded by Bill Staples to authorize the Board to request a SAD from the township that will cover the next eight years to coincide with the eight year aeration plan at a cost of \$147/year per lot (our current assessment is \$95/year).

Tent/Trailer/RV Regulations: John Moore brought up that the county is considering revising the current tent/trailer/RV regulations. He discussed the current and proposed ordinances and asked for members to complete a questionnaire and return it to Jim or the county zoning office.

Elk Campground Trash Service: Blair noted that the Elk Campground will allow WVPOAC members to dispose of their trash in max 33 gal trash bags into their commercial waste bins for a cost of \$1/bag.

Adjourn: President Jim adjourned the meeting at 1:00PM

Respectfully submitted, Mike Von Hagen, Secretary