

SHADY BEACH IMPROVEMENT ASSOCIATION

Monday, January 18, 2021

The meeting was called to order by Brad Filips at 7:08 pm via Zoom. The minutes from the November meeting were presented. A motion was made by Barb Swaab and seconded by Eric Cohen to accept the minutes as presented.

Attendance – Brad Filips, Eric Cohen, Rick Cumbo, Barb Swaab, Larry Goss, Peggy Donovan, Jill Segal, Tobie Scheibel

President's Report – Brad will report later in the meeting.

Vice President's Report – Eric Cohen will talk with the Family Fun Committee about doing some sort of Winter Fest in February. Have some hot chocolate, sledding and skating.

Treasurer's Report – Rick shared the November and December Operating Statements. He noted that we had a small amount of revenue due to a late wait list fee which was received. Over the year our expenses were a bit lower than we had budgeted other than the canal bubblers were a bit higher than expected. Our lawn expenses were down a bit because the service was skipped a couple of times and one fertilizer application skipped due to the dry summer. Our revenue was a bit higher as we had several new members join the association.

Brad noted that we raised dues from \$250 to \$275 and boat dock rental fees from \$200 to \$300 for 5 years to pay for the dam assessment. Depending on what happens with the augmentation well, we may be looking at further increases. A motion was made by Larry Goss and seconded by Brad Filips to accept the Treasurer's Report as presented. The motion passed.

Recording Secretary's Report – No report.

Corresponding Secretary's Report – No report.

BOARD OF DIRECTORS' REPORTS – Larry noted that he provided an update on the augmentation well to Veronica to put on our website.

COMMITTEE REPORTS – No report.

OLD BUSINESS – Brad noted that he reached out to Dan Diachenko for an update on the beach/marina signs. He has not yet heard back from him. He also noted that the fence has not yet been repaired. Rick Cumbo noted that he has been unhappy with the fence contractor. Brad reached out to "Kids Gotta Play" to get our playset cleaned and stained. He will get some quotes on replacing the basketball hoop. It will be around \$2500. We will not be re-paving it at this time, but will consider this project in the future.

NEW BUSINESS – Budget – Rick Cumbo shared and explained the Proposed Budget. He noted that he used the 2020 budget as a starting point. Our revenue has been pretty consistent for a number of years. There was a brief discussion regarding the Revenue and Expense columns. He noted Beach Improvement is up as we may need to do some further work there. Barbara Swaab reminded everyone that we talked about doing some sort of "No Parking" or "Reserved for Boat Dock Renters" signs on Shady Beach Blvd and on Shore Dr across from the beach. The areas were being used by residents with limited parking at their homes. Peggy will look into some signs.

Rick suggested we skip a year of re-keying the ramp lock. We will remind everyone to keep their keys. We can monitor if it is being abused or used by non-members. Rick put \$2500 under "Property Maintenance" to replace the basketball hoop. Brad Filips proposed adding a bench on the southwest side of the beach where the tree was removed. We may also need to do some landscaping and wall re-build in that area. Eric noted that he will plan a work party along with potentially having a new notification sign. He feels that there is potential to improve that area. There was also a discussion about adding additional rock/crushed stone at the end of the ramp. Tobie Scheibel asked if the kayak area at the back of the pavilion would be repaired in the spring. It is difficult to get kayaks in/out due to the slope of the hill. Any expense for this will most likely come from Beach Improvement.

Larry Goss discussed the assessment for the potential augmentation well. He suggested we preserve our cash and should put a place holder of \$20,000 for this project. Rick made a few minor budget changes and a motion was made by Jill Segal and seconded by Barb Swaab to approve the proposed budget. The motion passed. Regarding the 2021 Dues Form, Rick Cumbo proposed we keep all fees and charges the same and use the old form with the dates updated.

Larry Goss reported that the complete study on the augmentation well was sent to EGLE. This included the 3 potential sites. He will send this to the board via email. There is a site plan and a lot of information included. Like the dam, lake front and associations will be assessed. He is hopeful that the site will be selected before the 2021 boating season begins. There were several questions about why our lake level was so low last year. Larry noted that there were several reasons including evaporation, no longer any back-flow from Middle Straits after dam was installed, and the Upper Straits spring may have been affected by development. Even though Orchard Lake Country Club draws some water, as it

has for years, this has little effect on our lake level. We need to hope for a snowy winter and wet spring to help. Brad thanked Larry for his work on the augmentation well. Rick noted that we will need to select a Boat Dock Chairperson in January. He will reach out to Randy Dufresne to see if he is interested in continuing in this position. With no further business, the meeting was adjourned at 7:42 pm The next meeting will be 2/15/21 via ZOOM.

Respectfully Submitted,

Jill Segal

Jill Segal, Recording Secretary