

2019 ULLWCA General Membership Meeting Minutes 30APR19

President at Meeting: Mike McGregor, Matt Wigent, Gregg Leshmann, Chris Bonde, Jay Lim, Jim Whalen, Kevin Kozole, Toma Mattia, Monica Gapczyinski, Pat Miller, Tod & Connie Mack, Terry Fiscus, Faris & Amy Nassouri, Lauren Nielsen, Bill Robinson, Mar Sclawy, Ken Kennedy, Tom Troske, Bob & Cindy Abar, Vince Alessi, Ron & Carrie Fowler

Meeting was called to order at 1835. Attendees were asked to introduce themselves and state how long they have lived in the neighborhood. Below are some of our more tenured neighbors:

- Pat Miller has lived here - 63yrs. She moved in in 1956
- Bill Robinson - 66yrs, Bill moved in in 1963
- Carrie and Ron Fowler – 50yrs
- Todd, Connie Mack and family – 34 yrs
- Terry Fiscus and family – 25 yrs (as an adult) moved here in 1965 with his parents
- Chris Bonde and family – 30yrs.

Matt Wigent determined that a quorum was present at 1844.

Terry Fiscus requests ULLWCA US Mail meeting notices because he winters in Florida and his mail is forwarded.

Presidents Report (Matt Wigent) – Nothing significant to report, it was a “delightfully uneventful” year.

Treasurers Report (Jay Lim)

- Jay Lim is retiring and ULLWCA needs to find a replacement.
- ULLWCA Treasurer work takes roughly 40 hrs / yr.
- Because The Upper Long Lake Management Committee paid both the 2017 and 2018 weed harvesting boat launch fees in 2018, the percentage of ULLWCA income coming from member dues was less than 50%. This forces ULLWCA to complete the long form corporate tax form. Jay recommends getting a professional accountant to submit the 2018 taxes.
- Jay thinks that ULLWCA will have its 2018 taxes audited.
- No one at the meeting suggested any accountants. Gregg Leshman’s accountant friend on Hammond Lake declined to assist.
- Recommends keeping 2019 dues same as 2018. See your local board member to pay your dues and receive a launch key.
 - Oakway Beach - \$200
 - Middlebelt Beach - \$50
- Jay recommends switching banks and separating the ULLWCA Oakway, Middlebelt and Outlot B accounts.

Middlebelt Beach Report (Toma Mattia) – Nothing significant to report

Oakway Beach Report (Gregg Leshman)

- Beach cleanup is 11MAY19 at 0900.
 - Paint swings and picnic tables
 - Roto till the sand

- Add goose deterrent to swim dock
- BBQ grill is nearing the end of its life – add a plywood cover, new grating and a new floor to the grill.
- Replace boards on picnic tables
- Clean ashes from fire pit
- Repaint beach sign
- The Duggi family removed the electric dog fence and sprinkler system from Outlot A common area
- Much discussion around allowable construction on Outlots and what authority ULLWCA has to force homeowners to remove any structures on common areas known as Outlot A, B and C. ULLWCA President Wigent reminded those present that Outlots A, B and C are owned jointly, as tenants in common, by persons residing in those subdivisions. Owners of the respective outlots, not ULLWCA or board members, has the authority to make changes and enforce violations to the outlots subject to the laws defining tenants in common ownership and local ordinances.
 - Outlot A – is the portion of the Oakway beach to the left of the stairs when facing the lake and extends to the wooded point behind Bill Robinsons house. Owners include Group A property owners in the original Upper Long Lake Woods Subdivision lots numbered 1 - 14
 - Outlot B – is the boat launch on Mallard Ct. and the portion of the Oakway beach to the right of the stairs when facing the lake and extends to roughly the entrance to the canal. Owners include Group B property owners in Upper Long Lake Woods Subdivision #1 lots numbered 15 – 38.
 - Outlot C – is the Middlebelt beach. Owners include Group C property owners in Upper Long Lake Woods Subdivision #2 lots numbered 1 – 30 located on Middlebelt and Square Lake Roads.
 - Bill Robinson has an original set of zoning restrictions for Groups A, B and C. ULLWCA board will get a copy and post to website.
- Summer meeting / pot luck is set for Saturday 10AUG19.
- Pat Miller noted that the street sign at the corner of Square Lake and Uplong is leaning to the side. Membership is urged to call the county and request that it be fixed.

Outlot B Report (Chris Bonde)

- Outlot B “Boat Ramp Repair Fund” balance is nearing \$15,000. The ULLWCA bylaws state that any balance above \$15,000 “shall be distributed by pro-rata share to each household in the three subdivisions [Group A, B and C]”. Boat Ramp Repair Fund “shall be used solely for the purposes of maintaining and repairing the outlot B boat launch”
- Vince asked if the fence around the boat launch gate was within the scope and Chris Bonde said it was.
- At present the boat launch is okay. However it will have to be rebuilt at some time in the future. Chris estimates a new boat launch will cost \$25,000.
- Chris recommends changing the bylaws to increase the allowable balance in the Boat Ramp Repair Fund to cover construction of a new launch.

- Outlot B committee will meet and recommend to ULLWCA how much to increase Boat Ramp Repair Fund balance.
- Outlot B committee will take over responsibility for boat launch keys and locks.

Lake Management Committee Report (Jim Whalen)

- 2018 Upper Long Lake fish survey found more Pugnose Shiners in the lake. These fish are very rare in SE Michigan and can tolerate only very clean water. There are only four lakes in Michigan with a population of Pugnose Shiners.
- Residents are encouraged to contact Jim Whalen with any concerns or issues associated with weed harvesting. The Lake Management Committee expects that weed harvesting will be better this year since the new contractor has had one season to learn the lake. Last years problems with weeds floating in the lake were attributed to windy conditions that blew the cut weeds to one side of the lake.
- Control of the Forest Lake weir was passed from Bloomfield Twp. To Forest Lake Country Club (FLCC). FLCC has a strong interest to keep lake levels low to protect the course. Ron Cousineau will continue to monitor lake levels and communicate problems to Bloomfield Twp. Residents are encouraged to do the same.
- The funding for the Oakland County Sheriff Patrol is exhausted and none of the subdivisions on the lake (ULLWCA included) will fund it going forward. It may be funded by individual contributions. If you are interested in contributing please contact Jim Whalen.
- The consultant hired to monitor the health of the lake is concerned with rising salinity (conductivity) levels in lake. This is most likely caused by runoff. Seven monitoring sites in the lake were established and residents have volunteered to sample. The findings will be reviewed by Lake Management Committee and passed on to residents.
- Connie Mack encouraged Jim Whalen to take over for Ron Cousineau as Lake Management Committee Chair when Ron retires.

New Business

- Cattails are encroaching on the entrance to the canal on the Middlebelt side. ULLWCA board will ask the Lake Management committee what can be done to control this.
- Tom Troske suggested building a kayak rack on the Oakway Beach to get the kayaks up off the ground and secure them. Matt Wigent reminded the membership that approval for this should come from the owners of the Oakway beach Group A and Group B.

Election of Officers

- Monica Gapczynski was nominated to replace Chris Bonde as VP.
- No one volunteered or was nominated to replace Jay Lim as Treasurer. Those present at the meeting begged Jay Lim to stay on board. Connie Mack and Jay Lim are going to discuss Treasurer responsibilities.
- Motion carried to accept the following slate of officers with no "No" votes.
 - President – Matt Wigent
 - VP – Monica Gapczynski
 - Treasurer – VACANT

- Secretary – Mike McGregor
- At large board members
 - Lake Management – Jim Whalen
 - Oakway Beach – Gregg Leshman
 - Middlebelt Beach – Toma Mattia
 - Housing – Kevin Kozole
 - Public Welfare / Safety – Gregg Leshman
 - Entertainment / Social – Gregg Leshman