

Upper Long Lake Woods Civic Association General Membership Meeting March 29, 2012

Gary Fiscus called the meeting to order at 7:35 pm.

Old Business

2011 General Meeting Minutes were reviewed by Gary Fiscus. 2011 and 2012 general meeting minutes will be uploaded to the website by Chris Bonde as well as copy of the by-laws. Our web site upplerlonglake.com.

Financials

- ❖ Connie presented 2012 Financials. In 2011, calling people who did not pay in the past was successful. Copy of financials attached but basically we have approximately \$5700 before assessment taxes are paid for 2012. This includes both beaches as well as the Outlot B fund.
- ❖ Gayle McGregor asked if separate bank account had been established yet for Outlot B, which is had not. Board members will be opening new account for these funds only. This will incur additional bank fees.
- ❖ Boat launch keys changed again to encourage membership dues paid. Connie asks that old keys be turned in when people pay their dues so that we can reuse keys for future.
- ❖ Oakway beach paid \$500 for beach retilling and new sand in 2011. A large amount paid out is lawn cutting fees every year.. Last year's dues were \$120 for Oakway and \$90 for Middlebelt. Discussion ensued about raising dues for Oakway side. Connie proposed raising the dues by \$10 to total of \$130. This was seconded by Gregg Leshman. Motion carried.
- ❖ Jim Whalen proposed leaving funds for Middlebelt at \$90. Steve George seconded. Motion passed.
- ❖ Dues to be \$130 for Oakway and \$90 for Middlebelt.

IRS Situation

- ❖ Our association is a profit organization since we updated by-laws. This status change made us liable to file taxes for 2010 and 2011 and beyond. Since association needed help with this status change, the board bidded out to two CPA firms and Mellen, Smith and Pivoz was lowest. Board selected MS&P for a cost of \$700 for 2010 and \$500 for 2011.
- ❖ MS&P explained that we are incorporated with state of Michigan as an association but IRS codes sets out guidelines on how homeowners are supposed to be taxed. As long as money collected is shown as dues, and then spent on stated purpose (dock, beach, assessments), we should not have to pay income taxes.
- ❖ 1120-H – tax form to be filed with income coded as dues and expenses are broken out. Balance is not taxable since it is being used for future expenditures. We are designed to make a profit but only for future expenses.
- ❖ Current problem is that we attempted to change our status to non-profit only to have it denied by IRS. Therefore, we did not file 2010 taxes. IRS regulations say that if we fail to file the 1120-H by March 15, then we must file an 1120 form as a corporation.
- ❖ 2010 1120 form which shows \$582 in taxes due + \$21 interest equaling \$603. We are asking that we not pay any penalties for late filing due to our attempt to change status. This would save us \$188.
- ❖ 2011 Filing will be done by MS&P but under normal 1120-H form, so not taxes will be have to paid.
- ❖ The 2010 taxes paid plus the CPA firm fees will be allocated by # of houses and charged to the outlots by this percentage.

Committee Reports

Beach Clean Up – Saturday, May 12 with rain date on Sunday, May 13.

Beach Party – August 18. Saturday.

Lake Management

The Lake Management Committee is composed of volunteers from all 6 subdivisions around the lake and is headed by Ron Cousineau who has served in this capacity for over 20 years. He has been ill this past winter so the regular scheduled winter meeting has been postponed until Monday April 23, 2012.

The Lake Management Committee makes recommendations to the Lake Board of Bloomfield Township on the treatment of the lake, who thereby mandates and sets the assessments based upon the needed expenditures. The biggest challenge on the lakes today is controlling the spread of invasive plant species....especially "phragmites", a very prolific grassy plant that is taking over the cattail marshes all over the United States. We have at least 6 different stands of these plants on our lake.....very difficult to control...it kills everything in its path. It has just come to our attention that the Lake Committee is looking for more money to put towards this effort. This item will be discussed at the meeting on April 23rd. The assessment for 2012 is still up for discussion.

All residents of the lake are welcome to be involved in the Lake Management Committee and, in fact, the committee is actively searching for more people to get involved.

All of the programs and weed control measures for 2012 are still in effect and will go on as in past years. Three weed harvests will take place as usual on the lake and in our canal. Any comments about the condition or treatment of the canal should be presented to Jim Whalen or Steve George.

As far as lake levels.....water was very high the last few years. This past winter has seen below average levels of precipitation, therefore the water is a little lower this spring, but nothing compared to the "drought years" that occurred about 10 years ago. Upper Long Lake is one of the five lakes that forms the headwaters of the Rouge River. There is a weir at the lower end of Forest Lake that controls the levels of all the lakes. It is being monitored by a representative from the various lakes including Ron Cousineau from Upper Long.

Election of Officers

The offices of president, vice president, secretary and treasurer are one year terms. All committee members are two years.

President:	Gary Fiscus
Vice President:	Chris Bonde
Secretary:	Monica Gapczynski
Treasurer:	Connie Mack
Lake Management:	Jim Whalen
Beach Committee:	Steve George
Housing:	Terry O'Flynn
Public Welfare:	Gregg Leshman
Social Welfare:	Gregg Leshman

New Business

- ❖ Minutes to be sent out hardcopy by address and also uploaded to website.
- ❖ Boat ramp keys can be received one dues paid. Homeowners are asked to not give keys to anyone else, especially marina. Connie, Chris, Monica and Gary all have keys.
- ❖ Raft was damaged in 2011 and we received \$600 from boat owner's insurance company (person who hit the raft). We will be using to repair or purchase a new raft.
- ❖ Looking for ways to deal with goose off the ramp. Suggested that when raft is repaired, we use red carpet vs. blue or green.

Meeting adjourned at 8:55 pm.