



Annual Meeting

June 11, 2022

**BOARD MEMBERS IN ATTENDANCE:**

Jerry Agrusa, President

Jim Watt, Treasurer

Kim Byrne, Secretary

Kevin Mack

Nancy Bell

Al Vitouis

The Pledge Of Allegiance was recited.

The meeting was called to order by President, Jerry Agrusa at 10:05am.

The board has accepted the resignation of Kim Byrne effective at the end of today's meeting, June 11, 2022.

**ELECTION OF OFFICERS:**

The floor was opened for nominees for LDCA Board of Directors Trustees.

Nominees were: Scott Coakley and Chris Sellers. Rod Anderson made a motion that nominations be closed. Terry Rupp seconded the motion. A vote was taken, and the motion passed unanimously. Elected by vote of the members in attendance were nominees Scott Coakley and Chris Sellers.

**TREASURER'S REPORT:**

Jim Watt presented the Treasurer's report. The report was approved as written.

The Proposed Budget for 2022-2023 Fiscal Year was presented. Al Vitouis made a motion that the (attached) proposed budget be approved. Phyllis Vitouis seconded the motion. A vote was taken, and the motion passed unanimously.

Jerry Agrusa made a motion that there be an increase in annual dues from \$150 to \$200, then 50% thereafter for each additional lot. Kim Byrne seconded the motion. A vote of all members present was taken, and the motion passed unanimously.

**NEW MEMBER ACTIVITY:**

To date there are 199 members.



## **AQUATIC LIFE:**

Lake weeds were treated the week of June 9th, 2022. Clarke Aquatic will be returning to address trouble areas. Al Vitous volunteered to survey the lake to highlight areas that need to be re-treated.

There continues to be concern over the cost of the weed treatment. The cost has increased 40% + over the last two years. Jerry will continue to seek alternative bids.

There are hazards in the water not marked by buoys. We cannot legally mark any hazard. Instead hazards are approved only by the DNR.

## **PARKS:**

Terry Rupp led the discussion for the closure of the boat launch at the shelter house park. He attended the HCRC meeting, November, 2021 to discuss the matter with them. The county does not want liability or the maintenance of the launch. At the cost of LDCA, the commission gave approval to close the launch. It is used very little, and is in disrepair. Terry made a motion to close the launch. Rod Anderson seconded the motion. A vote was taken, and the motion passed unanimously.

## **CALENDAR OF EVENTS:**

Golf Outing – July 23rd

Annual Picnic – August 13th

## **OLD BUSINESS:**

Doug Wittler was in attendance to discuss the progress of the road. Late last year Michigan Paving was able to install one layer of asphalt. Over the winter, several "weak" areas were exposed. Those areas will be repaired, then a second layer of asphalt will be installed. There are drainage concerns with several areas of sitting water. Doug indicated that wedge curbing will be installed to eliminate those problem areas.

## **NEW BUSINESS:**

Doug Wittler led a discussion on the AirBnB and VRBO properties on Lake Diane. As per deed restrictions for each subdivision (there are seven sets of deed restrictions for thirteen subdivisions), commercial use of properties is prohibited. Any property being used as a rental with terms less than six months is considered commercial by Michigan courts. "This ruling has already gone through the Michigan Court of Appeals; so this ruling is firm". Mr. Wittler indicated that the best way to handle these properties is for anyone that resides in the same subdivision as the short term rental to send a letter indicating that they are breaking the subdivision restrictive covenants and will need to cease operations. If the property owner refuses, the next step is to contact an attorney and send them a letter instructing them to cease operations. If the property owner still does not cease operations, to proceed with court action. To be effective, Mr. Wittler suggests that residents in the same subdivision must take action, and not LDCA.

The sign at Territorial and Woodbridge Roads is damaged from time and weather. Kevin will alter the sign, then make the necessary repairs.

At 11:29 Jerry made a motion to adjourn. Kevin seconded the motion. A vote was taken and the meeting adjourned.

Respectfully Submitted:

Kim Byrne, Secretary