

MISSION ACRES ASSOCIATION  
53rd Annual Meeting  
Saturday, July 28, 2001  
Draft Minutes

President Ellie Smith called the meeting to order at 4:10 P.M. The following were in attendance:

Voting Members:

Linda Bandrowski	Carol Conway
Taffy Farrand	Jacqueline Frensley
Eileen Huntzicker	Joan Kroupa
Lanny & Mary Ann Leak	H.G. & Ellie Smith
Jeannine & Larry Thelen	Joe & Helen Verdoorn
Larry & Nancy Ward	Ray & Micki Weigel
Ellen Weber	Doris Wetters

Guests:

Peter & Jean Nyblad	Gene Dennison
---------------------	---------------

Old Business

Ray moved and Joe seconded that minutes be approved. Motion carried.

Larry Ward read the Treasurer's Report (attached). Larry Thelen moved that the report be accepted and Eileen seconded. Motion carried.

Jacqui gave a report on her investigation into bringing cable to Mission Acres. She contacted the cable company who then contacted some of the members regarding their interest in cable service. The cable company determined there was enough interest to profitably provide cable service. Jacqui did not report back to the Association since there were enough members interested for the cable company to proceed and told the cable company to go ahead with the installation. (The cable company did not check on rights of way and incorrectly assumed they had a right of way along the road. As a result they have agreed to pay for the damage done to the road.)

H.G. gave the road and cabin inspection report. He expressed thanks to Peter for the use of his equipment. 6 loads of gravel were recently spread on the road to eliminate some of the low spots and repair the damage done by the Traverse City cable company. Cabin inspections were done bi-weekly again this year. No problems were identified. Minor issues like fallen branches are handled by H. G. and Ellie. If there are more serious issues they will make every attempt to contact you to discuss the situation.

H.G. gave an update on the accessibility of fire services. The first truck to arrive in the case of a fire will be the large pumping truck. This truck needs to get within 200 feet of the fire. They will then set up a reservoir (usually at the end of your driveway) and a series of smaller trucks will haul water to this reservoir. The pumping truck will then pump water from this reservoir to put out the fire. This means you need to make sure your driveways are sufficient to accommodate this truck. (According to Gordon Haywood your driveway needs to be wide enough to fit a 13 ft. by 13 ft. square at all points.) Larry has marked some of the trees that may need to be removed along the road with a yellow flag. Except for these few areas, the road is 14 ft. wide. Stump removal may also be required which will necessitate some road repair. There are a few fences and signs at the end of driveways that may also need to be moved. The plan is to bring the fire department out in the fall to evaluate the situation. (Since 13 ft. is the driveway requirement and the same truck must navigate both the road and driveways, I assume a 13 ft.

wide road will accommodate the large fire truck until we remove some of the trees. The road is at least 13 ft. wide in all spots.) A new committee of H.G., Joe, and Jacqui was appointed to continue the investigation and report recommendations to the membership in a timely fashion.

Larry Ward summarized the meeting last fall with the Grand Traverse Regional Land Conservancy. This meeting was held in response to Peter Nyblad's 'offer' to the association last year to buy the woods on the east side of the road. Peter said he was thinking of developing the land, logging the land, or selling the land to us. Present at the meeting were, Larry Ward, Ellie Smith, Glen Chown, Director of the GTRLC, and an associate Rick Wilson. The Conservancy was very familiar with the property and interested in protecting it under the right circumstances. Glen pointed out to us why they had an interest in the land. It is part of the coastal forest which is prime habitat for migratory birds, the land is similar to the original (pre-settlement) state in its diversity. It includes many species of trees of a variety of ages and there is a large amount of American Yew, a scarce plant in the U.S. today due to the large deer populations. This property is one of a very few unprotected properties from the tip of the Peninsula to Bowers Harbor where there is still some risk to the forest (Peter discussed the possibility of logging the woods). The Conservancy would be very interested in purchasing the property to protect it but would need to come up with the financing. Their experience is the money would have to come from nearby residents since they would be the ones most interested in its protection. Glen also said that the land was of far less interest to them if it were logged. In fact, he said "If its logged, it all bets are off." Their main interest is in preserving the woods. The meeting concluded with an agreement that Glen as Director and head of the Conservancy would send a letter to the Nyblad Family informing them of the Conservancy's interest in the property should they ever consider selling.

Lanny spoke immediately following. After a long discussion, he made a motion that Mission Acres Association pay to have Peter's land surveyed and appraised. After considerable discussion, Lanny agreed to get back to the Association with the cost before any action is taken.

New Business:

Carol discussed her thoughts about trying to develop a shared vision for Mission Acres Association. After considerable discussion including strong feelings by a few against working on-line to arrive at a shared vision, Carol chose to not pursue the idea further.

Larry then asked if there was interested in pursuing Carol's idea to develop a shared vision through a diverse committee. This suggestion also met with a few strong disagreements and was dropped.

Joan moved that Joe's letters to the Association members this past winter be included in the meeting minutes. Carol seconded, motion passed.

Lanny moved that a committee be established to re-write the MAA constitution in lieu of pursuing incorporation. Ray seconded and the motion passed. Joe followed up by agreeing to chair a committee to rewrite the constitution. Joe will be the Chairman of the committee. Members include Joan, Linda, Lanny, and Micki. Joe will invite those not present at the meeting to join the committee if they are interested.

Ray made a motion to make Peter Nyblad a non-paying member of the Association. Larry Ward pointed out that the constitution only allows lot owners to be members.

Joan made a motion to move next year's meeting to 9am. H.G. seconded, motion passed.

Ellie appointed Doris, Ellen, and Eileen to the nominating committee.

Ellen moved the meeting be adjourned, Larry Ward seconded. The meeting adjourned at 6:40pm.

Mark your calendar's now. Next year's meeting will be on Saturday, July 27, 2001 at 9:00 AM and Joan Kroupa's home.

Sincerely,  
Larry Ward  
Treasurer, Mission Acres Association