

MISSION ACRES ASSOCIATION
58th Annual Meeting
Saturday, July 15, 2006
Minutes

Members and Guest Present:

Karen Ohrnberger; Ellen Weber; Larry & Nancy Ward; Valerie Andrews; Joe & Helen Verdoorn; Joan Kroupa; Linda Bandrowski; Walter Sahijdak; Jacqueline Frensley; Mike Dunn; Lanny Leak and Mary Ann Abbott; Kim Roloff (representing Driese Partnership); Ray & Mickie Weigal; Taffy Farrand; Jack & Jackie Callahan (Proxy for Carol Conway); Susan & Eileen Huntzicker; Doris Wetters.

Lot Owners not represented:

Lot #10; Lot #14; Lot #17; Lot #22 Lot #26.

Guest Speakers:

Bruce Hooper to discuss County Commissioner election. Jackie Burns to discuss the history of the Doherty Homestead.

The meeting was called to order by Joan Kroupa, President, about 10:15am. She thanked Susan and Eileen Huntzicker for hosting the meeting.

Joan Kroupa introduced Bruce Hooper. He spoke for approximately ten minutes and answered a few questions. He would appreciate your vote on August 10th. He thanked us for the opportunity to talk with our group and left.

Doris Wetters introduced Jackie Burns. She spoke for around twenty-five minutes about the efforts of their group to save the Doherty Homestead. Doris Wetters has a few handouts in the event you wish to help with the project. They need your support with dollars or labor. You can reach Jackie directly at 995-9207. The telephone has an answering machine in the event she is not there when you call. Leave a message. She thanked us for the opportunity to speak to our group and left.

Joan Kroupa resumed the meeting by introducing Valerie Andrews. Her husband, Tom, is slaving away in Dallas, TX. Her three girls; Healy, Jia, and Lilly; were minding their three dogs. Welcome to the Andrews!

Joan asked for approval of the 2005 Minutes. Ray proposed the minutes be accepted as presented. Walt seconded the motion. Motion passed by voice vote.

Joan introduced Joe Verdoorn, Secretary/Treasurer, to present the Treasurer's report.

Joe walked around the deck showing off his new haircut. His wife and sister-in-law lead the group in laughter. I explained a brand new student at the Barber College did it. It was cheap. It's cool for the summer, and it will grow back by fall. With the laughter over we got back to serious business.

We had a budget of \$3,926.07 for fiscal year 2005/2006. We spent \$2,284.66, and are carrying a balance of \$1,641.41 into fiscal year 2006/2007. The budget plan is to bring the Tree Removal account back up to approximately \$1,000.00, which is the cap. Cottage inspections remain at \$40.00 for those interested. The Association collects the money and passes it on to the contractor. The infinite detail of where our money came from, where it was spent, and where we plan to get our funds next year are included in attachments 1 through 4. **If you attended the meeting I assume you kept the handout, and the attachments are not included.** Ellen proposed the Treasurer's Report and Budget be approved as presented. Doris seconded the motion. Motion passed. (The bills are in the mail! Due no later than October 31st of the current year – please.)

Old Business:

Joan opened the discussion on the Township stand on rental property. Lanny assisted with some insider information based on his roll in the Township. It all boils down to the Township is not going to permit short-term rentals. Rentals of less than one month. The Township's policy is, however, to turn a blind eye on the issue. Policing is via citizen complaint. You bring in undesirable renters – you lose your rental option. Valerie outlined the process that her family had to go through when they rented in the subdivision to the South. She suggested we consider making our own rules as that group did to assure no problems. We do have some rental rules from several years ago. We are still interested in maintaining our rights to rent. Our existing committee on the subject remains in place with the added charge to review the old rules, and bring them up to date. That committee is currently Joan, Kim (Chairperson), Linda, Lanny, and Mike. Ray proposed the committee be authorized to draft a letter to the Township restating our interest. Ellen seconded the motion. Motion passed.

New Business:

Joan introduced Jack Callahan, representing Carol and Pat Conway, to discuss the wetlands that occupy a portion of the lots in Mission Acres and the adjacent land belonging to Nyblad Farms. His historical perspective of the mosquito and wetland issues is attached along with the additional research taken from the old records available to the Secretary/Treasurer. She thanked Jack for the years of effort to keep the problem area under control. Jack outlined the problem, as he sees it, with the original wetland, and the pond added by Max Musser. The ditch, drainage system, itself was created by Max Musser. The ponds and drainage system have not been maintained or attended to for nearly sixty years. Jack's principal point was that good information results in good decisions suggesting two steps to obtain information pertinent to what appears to be a persistent problem. Step #1: Check out the condition of the existing drainage system making an estimate of the cost to upgrade if required. Step #2: Check into the legal and biologic issues involved. Considerable discussion followed. Mike Dunn stated that the law is clear in its opinion. "A water problem originating on an owner's property that is having a negative impact on adjacent property is the responsibility of the property owner where the problem originates" – or words to that effect. Ray proposed that the President appoint an ad hoc committee to explore the wetlands, ponds, and drainage system; they should determine what our options for involvement, as a neighborhood, should be; the legal ramifications and our rights of proceeding with any changes by meeting with interested parties. Including, but not required or limited to, the appropriate State, County, Nyblad Farms, and impacted property owners. Seconded by Taffy. Motion passed. Joan announced her intentions to appoint Carol, Ray, Linda, Mary Ann, Mike Dunn, and Mike Straub if they agree to serve. Ray suggested T. Rolloff, as an environmental Engineer, be included. Joan agreed to add other potential candidates, from Lots 16 through 27, which are directly impacted. They will be contacted as necessary. She asked that Jack Callahan might be allowed to assist in an advisory capacity. No one objected.

Doris Wetters described the frustration of looking for a handyman, plumber, carpenter, or other skilled people to do home repairs. She would like to have a listing of these people that others have used and recommend for future reference. Jim Rowland was suggested as a source for contractors. Linda thought it would be perfect for inclusion on a Mission Acres web site. Larry Ward was questioned about if he was keeping up his Mission Acres site. He was not, but suggested that if the association was willing to spend around \$20.00 a year we could have a web site for information. Most in attendance agreed it was a good idea. Walt suggested we might want to limit the information posted on the site so that no personal information on residents was displayed. General agreement to Walt's concern by those in attendance. Larry volunteered his expertise to build a web site. Joan appointed Larry as the Web Master for Mission Acres. There was no formal motion for the project. There was agreement on an informal basis to test the concept. We can formalize it next year. During the test period Larry should direct bills to the Treasurer for payment.

Joan went through the events of the first "Earth Day" cleanup. She thanked the organizers – Mary Ann and Lanny. They thanked the volunteers as well as Helen and Ellen for handing out "Hero" medals to the volunteers. The evening celebration at the Leak home was enjoyable (even though most participants were near death). It was doubly hard to finish the project the next morning in the rain. Ray proposed that funding for equipment for future "Earth Day" activities come from Association monies. Mary Ann seconded. The motion passed. Kim mentioned that a number of owners are putting spring clean up i.e. leaves and large branches on the East side of Whispering Trail. She suggested that the leaves are no problem, but it would be better if branches were stacked in piles to facilitate the Earth Day clean up.

Jack Callahan introduced a digital photo project of Mission Acres families that Carol Conway proposed. She hoped to include photos and brief profiles of families. Everyone believed it was a good idea. Some thought it would be great to add to the Mission Acres web site. It appears that Carol has the approval to proceed along with Larry to work out the details of how they want to handle the project. Hard copy or Web site – maybe both. We anxiously await the finished project.

Susan Huntzicker reported that Hal Groves had been very ill. He is recuperating at home. It was agreed the Association would send an appropriate card to Hal and Gwen. Joan volunteered to send the card.

The report from the Nominating Committee suggested the current officers for a second term. Linda proposed we accept the report; that nominations be closed, and that we unanimously elect the current officers for the next two years. Mary Ann seconded the motion. Motion passed.

Joan adjourned the meeting around Noon, as several people had to leave. No formal motion from the floor. The meeting went very well.

The Road Committee including Jacque (Chairperson), Ray and Jim Rowland is still active. The road looks great.

The next annual meeting is scheduled for the third Saturday in July 2007. There were no volunteers to host the meeting on July 21, 2007, but I fully expect Ray and Mickie Weigel to offer up their new house since it was back up for this year's meeting.

Finally; our thanks to dual Hostesses, Sue and Eileen Huntzicker, for providing the sustenance to get us through the meeting. They declined the offer for funding I offered. All enjoyed the spread on the table. (I was particularly fond of the donuts!)

Respectfully submitted,

Joe Verdoorn

Joe Verdoorn, Secretary/Treasurer

The Nyblad/Straub Drain

Problem: The Wetlands associated with our subdivision are the product of the last 4,000 years as lake levels changed and dunes were created wherever the lake was stabilized. Water trapped between dunes creates the wetlands. What is now the Nyblad wetland extends Eastward from a point adjacent to Lot 15 (Driese) to Swaney Road a distance of 1,000 feet or so and 100 to 200 feet in depth.

Policy Questions:

1. Let environmental forces prevail. Besides, it is privately owned land over which the Association has no control.
2. Engage the mosquito issue and seek the cooperation of the landowner by draining as much of the accumulated snow and rainwater that seems reasonable, particularly being prepared for the wet weather cycle.
3. Use toxic and biological methods as needed in wet years.

The Drainage System:

In 1946, for reasons still unclear, Max Musser as developer created the current drainage system largely unattended since then. It starts in a shallow heart-shaped natural pond across the road from the Styer's property, Lots 17 and 18 1/2, from which a ditch extends to a second rather large and deep second pond. From it a trench extends to Whispering Trail where it is morphed into a large pipe going under the road and down to the beach. 90-feet were subsequently added with the outlet on the Conway property (Lot 26)

Time Lines:

- 1945 Subdivision Platted and 1st draft of the Ass'n Constitution
- 1947 Ditch system completed except for the extension.
- Money allocated for removal of Whispering Trail Bridge (Had been built over the open ditch).
- 1950-1970 Periodic spraying of road and driveways with DDT by Max Musser's spray equipment.
- 1970 The Drain "is causing a beach problem."
- 1972 90-feet added to drainage pipe. Unknown to Callahan/Conways.
- 1990 Doris Wetter's definitive committee report (after DDT ban) still viable conclusions?
- 1991 Ditch at Straub bend of the road unplugged.
- 2000-2001 Conway Beach destroyed. Water ran behind a secondary dune.

Discussion Points:

Is this an issue in a dry year?

Should an assessment be made of costs and materials to clean up 60 years of neglect?

Are there any benefits for the farm?

Should concern about potential mosquito borne diseases be a factor for the Association?

/s/ Jack Callahan

This additional information to supplement Jack's report was added from the old Mission Acres Minutes and Newsletters from the early history of Mission Acres Association:

- 1948 Minutes indicate the Association approved funding a project to remove the bridge that spanned the drainage ditch. This involved adding approximately twenty-five feet of tile that connected to the tile installed by Mrs. Straub. That tile stops about thirty-five feet short of the dividing line between the sixty foot road easement and the now Nyblad Farm property.
- 1955 Newsletter states Mrs. Straub went to considerable expense some years ago to run a twelve inch tile from the back of her property line to the bay front. Mission Acres residents were reminded of the importance of keeping the entrance of the pipe clear of trash so as not to block the water flow.
- 1972 The ninety feet of eight-inch tubing, mentioned in Jack's report, was installed by the Association. Jack sponsored the special assessment to pay for the installation. This appears to have been a project of the then road committee. There is, however, no mention of the project's approval in the minutes other than the special assessment to pay for it.

I had the pleasure of working with Max Musser, one summer while I was in college, loading cherry lugs on his trailer to be hauled to the receiving facility. He gave me a decent education of the art of growing cherries. Max was a chemistry teacher in the Traverse City School system. As such he explained the chemicals used to spray the trees blended much better in the water he pumped from the pond because it was closer to ambient temperature of the air than the water pumped from the well. That solves that mystery. He demonstrated the art of pruning the trees by showing me a tree towards the back of the orchard that had a limb he had pruned so it went in a complete circle around the tree. Don't look for it – it's gone.

Summary of good information:

- Max Musser completed the pond and drainage system that exists today for a reasonable purpose. Mission Acres Association or property owners modified the ditch from it's current entry point to the beach with tile and tubing installed by Mrs. Straub and/or the Association for their own purposes. Esthetics comes to mind. The pond water is no longer used for the purpose intended.

I've got all those old Minutes and Newsletters if people are looking for more information.

/s/ Joe Verdoorn