

MISSION ACRES ASSOCIATION
Website: www.mission-acres.com
60th Annual Meeting
Saturday, July 19, 2008
Minutes

Members and Guest Present:

Ohrnberger (proxy Joe), Ellen, Larry & Nancy, Andrews (proxy Joe), Joe & Helen, Joan, Linda, Walt, Frensley (proxy Joe), Lanny, Ray & Micki, Taffy, Conway (proxy Jack or Jackie), Susan & Eileen, and Wetters (proxy Joe).

Lot Owners Not Represented:

Thelen, Dunn, Murdy, Driese, Styers, Straub, and Groves.

Fifteen of twenty-two lot owners were present or represented by proxy; about seventy percent. That was less than the eighty-five percent we had last year.

Joan made her opening remarks about 10:15 AM. During the nose count it was reported that Doris Wetters had not come to Mission Acres this year and several members reported that she was not feeling well. Joan made arrangements for the Association to send a card to express our concern.

Joan reviewed the revised minutes from last years meeting including the special meeting that followed. Lanny proposed the minutes be accepted as written. Taffy seconded the motion. Motion passed by voice vote.

Joe presented the Treasurer's report for 2007/2008 fiscal year. The Tree Removal fund, which is capped at approximately \$1,000.00, had only one charge of \$35.00 and has a balance of \$979.50. Winter roadwork was low due to unusual weather conditions and considerable traffic from the construction crews at the Ohrnberger and Ward lots. The Road Committee spent only \$490.00 this year and the fund has a balance of \$1,044.22. General Roadwork was a disaster for the same reasons less was spent for winter roadwork. The Road Committee spent \$2,657.00 to keep the road barely open for traffic during April, May, and early June. There is a deficit in that fund of (\$1,698.50). We spent \$636.70 from the General Fund. Cabin Inspection was \$400.00 of "pass through funds" collected by the Association and paid to the contractor, this year's Earth Day expenses that the membership approved in the 2006 annual meeting, and \$74.70 for postage, copies, cards, and supplies for the past three years.

A dollar a lot assessment will bring Tree Removal close enough to our cap of \$1,000.00 for that fund. \$17.00 per share for snow removal plus the \$10.00 per member "Emergency Access" established at the 2005 annual meeting will bring Winter Roadwork to about \$1,950.00 which should cover a bad winter even with the price increases we are sure to get due to the price of fuel. We must pay off our deficit in General Roadwork and bring that fund up to a reasonable amount to keep our road passable. This year's assessment is set at \$110.00 per lot. That will give us roughly \$1,600.00 in

the fund. The General Fund is a combination of dues, \$10.00 per member this year, and “Cabin Inspection Fees” that remain at \$40.00 per person for those that need the service. We will have a balance of \$430.00; \$400.00 being projected inspection fees in that fund. We have charged “Earth Day” activities to the General fund for the past two years to burn up the funds carried forward from prior years. This year that activity will come from the two Roadwork funds, which is a better reflection of the where the cost originate. Lanny proposed the budget be approved as presented. Ellen seconded the motion. The motion passed by voice vote.

Joe presented the Road Committee report for Jacqui who was unable to attend. The road was a disaster this year as outlined in the financial report. Jack Weber telling the Road Committee he could no longer work on the road for health reasons farther complicated the situation. Jacqui and the committee interviewed several people for a replacement to keep the road in passable condition. The person currently selected for the position is John Washburn a.k.a. T. J. Enterprises. He provided the gravel and made the repairs in the first week of June. The road is still in good shape so Jacqui believes his repair and grading technique may only require him to do maintenance every three or four months on average. He doesn’t actually fill potholes. He breaks up the road surface to grade over the area. She believes John may actually be less expensive with his equipment than filling potholes has been in past years. Joan reminded people with complaints or suggestions about the road to call Jacqui and **not** our contractor. Jacqui wants John Washburn to feel responsible to one person – not everyone in the subdivision. Larry reminded us that “in the good old days” able-bodied people in the subdivision gathered on nice days to repair the road. I remember that too, and even participated once or twice. Joan announced she had the commitment of the current Road Committee to serve another two-year term. It was generally agreed that responsibility for and decisions about activities for the road would remain with the members of the Road Committee. That would be Jacqui as Chairperson, Ray, and Jim.

(Note: I did get several people inquire after the meeting if Roadwork was going to remain at this \$110.00 per lot level. **No** – I certainly do not expect that to happen. I do not, however, believe we will get back to the \$35.00 per lot level either. I believe that the increases in the cost of gravel and fuel will put us in the \$40.00 to \$50.00 per lot range in coming years. We have not done any significant road improvement since the gravel that was brought in back in 2000 or 2001. Having a skilled road maintenance person will help to keep our expenses in line.)

Old Business:

Defibrillator and CPR: Ray made some comments about available equipment and then nearly everyone chipped in with their thoughts. There were some particularly good comments from the doctors, nurses, and schoolteachers that are required to have CPR training. I believe it all boiled down to the critical time frame of five minutes or less to start some form of CPR

procedure when a heart attack is suspected. It was generally accepted the very first thing to do was call 911. The discussion ended by Joan asking the committee to make some more specific recommendations on equipment and where, if anyplace, we might want to keep a defibrillator if one were purchased. Lanny volunteered to look into CPR training in conjunction with next year's annual meeting. Ray stated he wasn't pushing for the Association to purchase a defibrillator. If he felt it was necessary for his home – he would buy one. That might be a good recommendation for the membership to consider since time seems to be the critical factor.

Fire Prevention: Linda stated the committee had not met. She had, however, located a movie “fire safety in the woods”, or something like that, that she thought might be worth showing to a group if someone would bring popcorn. I believe Joan gave the committee more time to work on the subject. There was a question about burning yard waste on the beach. Beach fires are permitted if closely supervised. Burning yard trash requires a Burn Permit from the DNR. To obtain a Burn Permit on the computer go to www.michigandnr.com/burnpermits/default1.aspx or enter “DNR “Burn Permit”, Traverse City, MI” in your Google search. If computers are not your cup-of-tea call toll free (866) 922-2876.

Dumpster: That concern seems to have been resolved since it was not mentioned at this year's meeting.

Funding of Mission Acres web site name: Approved last year. I offered to send Larry a check, but he indicated he would contribute the cost of the site to the Association until we decide to use it more often than it is being used. Thanks Larry. He also indicated he has done little to develop the site in the past year due to the building project. He may work on a Bulletin Board type application that would make it more useful and more interesting to visit on a regular basis.

New Business:

Access to Whispering Trail from Property on the East: Lanny proposed we prevent any more roads being cut into Whispering Trail at any point other than the existing Farm Trail, that is gated, across from his lot. He volunteered to assure that gate was locked one day a year to assure open access at that point was not a guarantee. That thought was seconded by a number of people. Larry pointed out that the motion or one similar to it was passed years ago and all we needed to do was enforce that motion. The motion received unanimous support. Lanny said he would personally block the old road that Jack Weber opened last fall to haul firewood from the woods on Nyblad Farms property.

Lanny proposed we have the two year term officers serve to be reelected on odd years – starting with 2009, effectively shortening the present term one-year to comply with the constitution. Linda and Taffy seconded the motion. The motion passed by voice vote.

Joan called for volunteers to serve on a nominating committee for an election to be held at next year's annual meeting. Linda, Taffy, and Ray volunteered. Joan had hoped to get Peter Ohrnberger and will leave the appointment of members open until she has a chance to talk with him. Someone asked how many people could be on the committee. Joan was sure there was no limit so if you want to volunteer – call her. We'll find a way to let people know who is on the committee when it is finalized. In the interim – if you crave to be an officer of the Association call Joan.

Jack Callahan asked for time to say a few words about the drain problem on the Conway beach. He brought down a written copy of what he would like to have in the minutes later in the day after he had inspected the site. He and I discussed it, and it is included as an addendum to the minutes.

Larry and Nancy agreed to host next year's meeting at their new home. The meeting will be on Saturday, July 18, 2009 at 10:00 AM.

Ellen proposed the meeting adjourn. Ray seconded the motion. The motion passed by voice vote. Joan adjourned the meeting at about 11:40 AM.

Thanks for holding the meeting on such short notice Joan. The coffee and rolls were a real treat.

Respectfully submitted,

Joe Verdoorn

Joe Verdoorn, Secretary/Treasurer

Addendum:

Jack Callahan provided the following after he made an inspection of the beach on the Conway property: Following comments from the floor – Larry Ward and Joe Verdoorn briefly reviewed the history of the Nyblad/Straub drain (as they understood it from reading the historical minutes). In 1945, Max Musser, then owner of the Nyblad property, created a ditch from his wetland pond to the beach to make the lakeshore lots more saleable. To eliminate a bridge over Whispering trail a pipe was extended under the roadway to the Straub property. Marie Evelyn Straub disliked the aesthetics of a ditch along side her property and extended the culvert pipe to the beach. This proved to be unsatisfactory and was extended 90-feet onto the Conway property. When plugged with dune sand, the backed-up swamp water on two occasions gullied the Conway beach. That problem has recently been corrected.