

Minutes for the Meeting March 13, 2024

Call to Order at 7:00 p.m.

President's Report

Van Buren Township has installed a new water meter for the Cape. The Association was not aware that this was needed or would happen until two days before. Could this be the cause of our fluctuating water bills?

Property inspection, President suggests the night of our May meeting, May 8. We will send a notice before hand.

Treasurer's Report was read by George.

February minutes were read. Motion by Dan to accept as read, support from Amy. All in favor, February minutes were accepted as read.

Delinquencies;

_____ – is behind and has been all winter. He must be current to get a dock space and a gate key.

_____ – can he have a dock space without being current?

_____ – is in foreclosure, we will instruct the attorney to follow up to try to get some type of settlement. _____ car was tagged for expired plates, he has corrected that.

Old Business;

Trees, we will look up the tree inspection report from the Arborist to see which trees he thought should be removed before we take out additional trees. The tree behind Doustas has been taken out and the stump from that tree and one from the fallen tree will be ground down.

_____ - needs to have the area around the drain in his basement ground down a little for better flow. Before Clay schedules a sander rental, _____ must clear the work space around the drain so Clay has access.

_____ – the lawyer advises that if we send someone back there to clean up her mess she can call the police and we would have to stop. For now, Dawn will send another fine, eventually she will be over \$1000 and we will lien her condo.

New Business:

Another letter to _____, fix the weatherstrip on the front door, fix the deck and get curtains on the windows. The curtains are so that it is not so obvious that the unit is empty, this might attract squatters, which are becoming a problem in VBT.

Since the township has installed a new water meter we will monitor water usage this summer. We will rescind the request for co-owners to have plumbing inspections. A new letter will go out advising we still need electric panels inspected but will hold off requiring plumbing inspections.

Boat and dock registrations are getting old and we have a few missing. This year we will require new paperwork from everyone using the park area. Storage spaces, docks and dock spaces. Users all need to be current in dues, no outstanding fines or violations. Dock must be in good repair. Letters will go out to all users.

Should we get new locks and keys for the park area? Deadline for all of this will be April 20.

Playground work will begin with the tree stump being ground out. That area will be mulched to be the base of a new shade structure. Dawn will order the shade cloth and playhouse.

Clay is registered for pool care class so he can be in charge of pool maintenance this year.

Amy made motion to adjourn at 8:30, support from John. Our next meeting is an open meeting on April 10.

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