

Gowdy Shores Homeowner's Association
Membership Meeting
May 6, 2017
New Buffalo High School

Meeting was called to order by President Bill Heimann at 1:10pm ET. The meeting followed the attached agenda.

Board members in attendance: Art Herbstman, Vice President; Linda Leadbitter, Secretary; Stephanie Mitchell, Treasurer; Karen McDonald, Shawn Magee. Approximately 31 home owners were represented either in person or via proxy.

Opening Ceremonies

- 1. President's greeting:** Welcome and thanks to those who have brought proxies for others who cannot be here.
- 2. Announcements**
 - a. This is the week of our extra services for garbage collection—bagged yard waste will be collected on Tuesday May 8th.
 - b. Spring large item clean-up is Saturday May 13. e.g. lumber, appliances—please check the GSHA newsletter or GSHA website for details
 - c. Rich Eichholz announced there is a meeting to discuss transit options in southwest Michigan. It will be at the NB township library on May 11th at 5:30pm.
 - d. Rich Eichholz also said he has been following studies of local ground water contamination with E.coli—the cause is human waste—coming from everywhere. 12 drains enter the lake between Bridgman and Indiana—all contaminated by septic systems which are degraded and leaking. Study being done. This does not affect drinking water.
 - e. Bill introduced the Board members then asked everyone in the room to introduce themselves.
- 3. Minutes of previous meeting (Addendum A)**
 - a. There was one correction to the minutes of the previous meeting. Marie Miklaszewski asked to be a member of the viewing deck committee. The corrected minutes were accepted.
- 4. Treasurer's Report (Addendum B)**
 - a. The Treasurer's report was given by Stephanie Mitchell. We have moved our financial reporting from a fiscal year to the calendar year. We are operating in the black—about \$1500 in net income in 2016.
 - b. Stephanie ran through the budget for 2017. We believe we have 114 homeowners. Geri D'Agostino from Harbor Cove Mgt. is researching the Berrien County records to finalize the Gowdy homeowner list.
 - c. Stephanie continues to work on the reserve study. She is compiling a list of potential projects that will need to be funded in the future. Our current bank balance is approx. \$64K. Stephanie believes that approx. \$24k could be considered reserves but this may be modified as the reserve study continues. Stephanie welcomed volunteers who would want to participate in the reserve study. Marie Miklaszewski volunteered.
 - d. The Treasurer's report was accepted.

5. Reports from Standing Committees

- a. **Fourth of July Parade:** Tuesday July 4th at 11am ET. Bobby Meadows will head this up—he is looking for volunteers to assist.
- b. **Summer Party:** Mary Toll and Linda Leadbitter have brainstormed a couple ideas for a summer party—possible block party or pizza delivery to the beach. Mary asked how many people are interested in having the party—20+ indicated interest. Ben Lenz volunteered to assist Mary with planning. Date and location to be determined.
- c. **Road Maintenance:** Art Herbstman said we tried a new approach to road maintenance this year. We sought bids from three companies—Ackerman, Oldenburg and Rolling Prairie. We selected Oldenburg with a quote for maintenance not to exceed \$9235. Oldenburg has completed the spring road maintenance—the roads were regraded and flattened. Art has done a walk around with Oldenburg and had them fix and remaining potholes. If anyone sees any areas that are deficient please let Art know. We will continue to monitor this new approach to road maintenance and see if the good road conditions last through the season. Howard Males asked that we contact our snow plow contractor to ask them to set the blade high enough so that it doesn't rip up the roads. There were many compliments on the current condition of the roads.
- d. **Beach Clean-Up:** Art Herbstman reported that we have renewed our contract with Gemini to sweep the stairs and conduct a beach clean-up on Friday's from May 1st through October.
- e. **Beach Security:** Art Herbstman gave the beach security report. After several years of dissatisfaction with Rover we have contracted with Securitas to provide beach security this year. Securitas came through a recommendation from Harbor Cove Mgt. They use Securitas at several other locations. There is a very minor additional cost for Securitas over Rover. We will monitor this summer and see how they perform compared to our previous security firm. A uniformed guard will be on duty on weekends and holidays. The guard will be instructed to make periodic sweeps of the beach as well.

6. Report of Board of Directors—Art Herbstman advised the GSHA members that the Board endorses all the issues as they are presented. The Board has done much research and review before presenting the reports.

- a. **Annual Assessment Collection (Addendum C):** The GSHA by-laws state that a condition of being in good standing is to pay the annual assessment. The policy in Addendum C is meant to clarify what it means to pay dues. A discussion was held on the pros and cons of section D of Addendum C. A motion was made and seconded to remove section D. The membership voted affirmatively to remove section D. President Bill Heimann called for a vote on Addendum C as modified with the removal of section D. The vote was taken and Addendum C was passed as modified. A motion was made and passed that the Board further examine the vacant lot rights issue.
- b. **GSHA Rules (Addendum D):** Karen McDonald explained the background for the Board putting together the Rules document. The Board did research from other associations—some were very restrictive. We wanted to be practical and not too restrictive. The Board agreed there should be only one set of rules for owners and renters—everyone should abide by good behavior. We have had rules in the past but no enforcement. We are now proposing an

enforcement policy with help of Harbor Cove Mgt. A question was raised about when the violation policy “resets” for cumulative fines. All agreed it should reset annually on the calendar year. A motion was made and seconded to adopt the proposed Rules and Regulations document. Another motion was made to amend item #4 under Environment to read “No business or advertising signs may be erected or placed on any lot other than one ‘For Sale’ and one rental sign. This motion was voted on and passed. Another motion was made to add the word “overnight” to item #4 under Beach. This will now read “Only beach chairs may be left *overnight* at the designated area at the top of the stairs”. This motion was voted on and passed. A final motion was made to amend the Enforcement policy to say “*Annual Enforcement Policy*”. The Rules and Regulations were adopted by the membership with the amended changes noted above.

- c. **Construction and Road Maintenance Fee (Addendum E):** Shawn Magee reported that we have begun to enforce the \$1000 road maintenance fee when you build a new home or do major construction. This was already in the GSHA rules and is retroactive to January 2016. Harbor Cove Management has already collected the fee on four building projects. There was a motion to amend the wording in Addendum E from Harbor Cove Mgt. to “the management company”. This was voted and approved.
- d. **Tree Clean-Up (Addendum F):** Shawn Magee reported on the tree clean up policy proposed by the Board. It is a given that we will have trees fall within Gowdy Shores property. In summary the owner of the tree (the land where the tree is rooted) is responsible for the cost of removal and clean-up. Thus any trees that are on GSHA owned property (roads, park) will be the responsibility of GSHA. Trees that are rooted on an individual home owner’s property will be the responsibility of the homeowner. A motion was made to amend item # 3 in Addendum F to remove the words “iron stakes”. This motion did not carry. A concern was raised about the cost of tree removal. The Board is responsible to shopping that service and awarding the contract. A vote was taken and the GSHA Tree Clean up Policy was adopted.
- e. **Gowdy Park Maintenance (Addendum G):** Shawn Magee reported that many trees in Gowdy Shores Park have come down and blocked our path and crashed into Timberlane fence. We are going to have to embark on a program to trim several trees and make beach path safe. There will be expense associated with this this maintenance. Danny Friedman asked that we form a committee to review the safety and care of Gowdy Park. Bill Heimann then read the Board’s responsibilities from the by-laws. There was a suggestion made to change the by-laws however any change to the by-laws requires a 30 day notice to the GSHA membership. A motion was made and seconded to form the Conservation and Beautification Committee. The membership voted yes to form the committee. The following GSHA members volunteered to serve on the committee: Marie Miklaszewski, Danny Friedman, Roxane Friedman, Mary Pat O’Malley, Mike Newton, Anne Kurze. Roxane Friedman will call the committee together and they will make an initial report back to the Board by May 31st. A motion was made and seconded to accept C&A Arborists proposal to put wood chips on the beach path from Ward to prevent further erosion and lesson the trip hazard caused by tree roots. The motion was voted on and passed.

7. Reports of Special Committees

- a. **Viewing Deck:** Art Herbstman reported on the research he has completed regarding the construction of a viewing deck in Gowdy Park. The proposed deck would be 15x20 with seating on the sides and the deck would face due west. A land survey was completed for \$1900. We then selected 3 contractors to bid the project. Quotes came back ranging from \$24,000 to \$53,000. The prices were much higher than expected due to remote location requiring that materials, tools etc. to be hand carried to the site. The Board discussed results of the bid and determined that the cost of deck would be approximately half of our current reserves. The Board has concluded that we would not bring the project to a vote at this time but will defer for another year pending the completion of the reserve study.

8. Unfinished Business

- a. **Revision of the By-Laws and CC&R's:** Karen McDonald reported that the current By-Laws are dated June 2006. The Board has started to look at these documents for possible updates and to make sure they are consistent and meeting Michigan law. With the assistance of outside counsel the Board will review all documents and bring any proposed changes to a vote at the GSHA meeting next spring. Karen also reminded everyone that GowdyShores.com is our website address—all meeting minutes and other documents will be posted on that site.

9. New Business

- a. Carolyn Langham reported that Timberlane residents have been crossing over our dune and worn a path in the dune grass in order to get to the beach. It was agreed that President Bill Heimann will speak with the Timberlane Board and ask them to stop trespassing on the dune grass immediately.

10. Next Membership Meeting

- a. The next GSHA meeting will be Saturday May 5, 2018.

11. Adjournment

- a. The meeting was adjourned by President Bill Heimann at 4:10pm ET.

Minutes submitted by Linda Leadbitter, GSHA Secretary.