

Special Assessment meeting

Pavilion Update

Meeting called to order 10:30 a.m.

31 members present.

The pavilion was originally a lean-to structure.

- It's had many bandage fixes, but now it's time to do something permanent.

Received two bids from local contractors.

- Will use the skeleton of the building.
- Concrete will be replacing the blocks.
- All new windows, doors, and interior trim.
- Will tear off existing shingles.
- Will make it maintenance free.
 - Vinyl siding w/ new fascia and soffit.
- The association would take care of the inside.
- The board has selected Larson's out of Ludington for \$32,261.70.
 - This will include siding on the bathhouse.
 - The second bid is from Wagner Home and Outdoors out of Ludington estimate was \$42,573.
- Project would begin after Labor Day and would be ready for spring 2025.
- CD worth \$20,000 will come up in August.
- The special assessment would replenish the special projects account.
- After discussing and raising hands, the majority of those present felt \$50 a per lot assessment would be acceptable to association.
- Assessment would be mailed out Sept 1 and due Oct 1 which is closer to the construction timeline.
- Emergency issues include:
 - Previous emergency issues include well septic and roofing issues.
 - A lawsuit could also be an emergency.
- The vote ballot will clearly state it's a vote.

MOTION: Recommend that a one-time \$100 per lot special assessment to be presented to the association. Tom Weidner and Burt Lock seconded it.

- 3 voted in favor. Motion denied.

MOTION: Recommend that a one-time \$50 per lot special assessment to be presented to the association. Mark Patterson and Carol DeRuiter seconded it.

23 voted in favor of the \$50 suggestion. (raised hands).

Public comments

- Ron DeRuiter – 62-63
 - \$100 covers the entire project, \$50 covers part of it w/ some in the rainy day fund. Informal vote showed more inclined to go for \$50 vs \$100.
 - **Bill?** Donahue – consider offering the option of ‘donating’ towards projects on top of the assessment. Also open a separate account for projects

MOTION: Adjourn meeting at 11:06 by Carol and seconded by Jessica Hettig.

NOTE: The Board is following the Bylaws and considers this meeting the first meeting for a special assessment request. Per the Deed of Restrictions, 50% of the association will have to vote in the affirmative for the special assessment to be approved.