

WOODBIDGE LAKE HOMEOWNERS ASSOCIATION
P.O. BOX 194
WALLED LAKE, MI 48390

Annual Meeting Minutes
November 2, 2011

Attendance:

Jim Cote
John Shaw
Kirk Miller
Sandy Bowers
Alan and Margaret Charnes
Sheldon and Nancy Satovsky
Dr Louis Schwartz
Dan Behrendt
Bob and Jan Smith
Rafael Rubio
Theodore Rousis
Carol Stutrud
Lori Jovan
Chris Mack
Forest and Tracy Ward

1. Call to Order: The meeting was called to order at 7:02 p.m.
2. Introduction of new residents. Welcome to Forrest and Tracy Ward on Sutton Lane and Rafael and Rowena Rubio on Governors Lane!
3. Old Business:

Landscaping: Jim Cote reported that dead evergreen trees were replaced on Forest Crest and Governors Lane. He has asked each street Block Manager to make sure these trees get watered. It was suggested that the home nearest the end of the street please allow a hose to be run to the area for occasional watering.

Drain: The drain pipe has been replaced on lots 11 & 12 on Forest Crest.

Boat Dock Path: The path to the common boat dock has been spruced up. The cost to do this was \$450 and was taken from the boat dock fund which is separate from the general fund and paid by the owners who have a dock slip as part of their deed.

4. Financial Report: Kirk Miller presented the Treasurer's report. It was noted that there are a few outstanding bills we have yet to receive. The tree replacement and drain cost an

unexpected \$5,000.00. There are 2 delinquent dues still unaccounted for. No assessment was given to the phase 3 residents for the sewer cost. There were adequate funds in the bank already paid by these residents to cover the 2011 cost; however there will be a separate assessment for 2012 for phase 3 residents.

5. New Business:

Chris Mack noted that there are 2 dead trees near the entrance to Sutton Lane. The board will seek a remedy for replacement. It was also suggested that one weed and feed treatment be applied to the entrances in the spring of this year.

A resident inquired about the weed chemical treatment and whether it was doing much good. It was noted by Jim Cote that with each subsequent year of treatment the weed problems should improve. Additional comments suggested that bogs are forming and the mechanical weed harvester did help with dredging up those bogs. Lori Jovan will look into the cost of having the lake harvested. It was noted by the board that perhaps 1 harvesting and 1 chemical treatment be considered.

There was discussion regarding non residents on the lake. The board will look into having a more prominent sign and new chain placed in the launch area. A sign for the common dock area will also be ordered.

It was noted that the dock is in disrepair and not properly anchored. The Board will look into the situation however if the cost to repair it exceeds what is in the funds, then a separate assessment will have to be imposed on the boat dock slip residents.

It was also noted that there is a dead tree at a 45 degree angle just at the entrance to the docks. As this could be a dangerous situation, the board will investigate the situation to determine who owns the property. Again the cost to remove the tree must be paid from the boat slip dock funds and a separate assessment will have to be issued if there are not enough funds to cover the cost.

There was discussion about residents' walking their dogs and not cleaning up after them. There is a township policy on pets that we have included for our residents. Please make sure you are cleaning up after your pets. All dogs should be on a leash and their owners should carry proper disposal bags for waste removal. All animals must be registered with the township.

6. Election of new officers for 2012 :

President- Jim Cote

Vice President- John Shaw

Treasurer- To be assigned by new board

Secretary- Sandy Bowers

7. Meeting was adjourned at 7:38 pm