

Lake Shores Association
P.O. Box 63
Howard City, Mi. 49329
<http://www.indianlakes.org>

Smoke Signals Newsletter

September 2014

LAW SUIT UPDATE.....

It has been reported to the Association members that the law suit of Lake Shores Association vs, Chase etal. has been settled. That statement is true inasmuch as a "Settlement Agreement" was presented and accepted by the court on June 24, 2014. The documentation has not been completed, much to the disappointment of your Board of Directors.

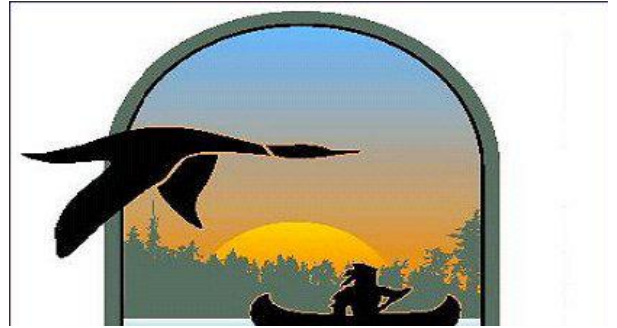
The attorneys are finding differences in their interpretation of the Settlement provisions and thus the process and expense continues.

It is the Board that understands if the attorneys to the law suit are unable to resolve their differences, the Judge will step in and order in accordance with the terms presented to the court June 24, 2014.

OOPS.....

The question has been asked... "Why was there no advertising for the August Yard Sale? Well the usual ads were purchased, scheduled and paid for with *River Valley Review* but as we all know, were not published. The blame goes to the *River Valley Review*.

To minimize that error, our Treasurer, Sue Guigelaar, posted to 9 different Facebooks online "Yard Sale" sites. From those postings she received responses requesting directions and times. In addition she put up signs at Federal and Almy, Arbogast and Almy and at Almy and Indian Shores Drive. **THANK YOU SUE.....**



Election Results Announced.....

The Annual Meeting of the Lake Shores Association was held on August 16, 2014 at the Abott Pavilion after which the ballots for the election of Association Directors were counted.

A special THANKS goes to, Laurie Holford, Rose Ingersoll, Paul Kleeman, and Mark Spangenberg who volunteered to count the ballots and certify the results. This committee reported that 218 ballots were cast and 214 were validated for counting.

The top five vote getters out of eight candidates running were declared Directors. Those elected were Jim Hutchison, Dick Hokanson, Sue Guigelaar, Susan Pohlad, and Richard Woodruff.

At the organization meeting the Directors elected the following officers. President – Jim Hutchison, Vice-President Dick Hokanson, Treasurer-Sue Guigelaar, Secretary-Susan Pohlad, and Trustee-Richard Woodruff.

Help Wanted.....

The Lake Shores Association is seeking an individual experienced or familiar with computer "publishing" software to assist in the formatting and publishing of Smoke Signals. As with all Association opportunities this job is offered with no pay but lots of satisfaction. If interested, please contact Jim Hutchison at 231.648.6481.

Help Wanted CONTINUED:

The Lake Shores Association is seeking an individual experienced in computer “web design”. Your talents can be showcased through a totally new design of our website, indianlakes.org. As with all Association opportunities this job is offered with no pay but lots of satisfaction. If interested, please contact Jim Hutchison at 231.648.6481.

Between a Rock and a Hard Place.....

Each year all of us as members of the Lake Shores Association have an opportunity and responsibility to vote for the election of five Association members to constitute the Board of Directors. This year 218 members (out of 497 eligible members) cast their votes. The election results returned four members to the Board who had served all or part of last year and one new member.

Inasmuch as our Association is based upon a “representative form of government”, the Board of Directors is the Management Committee. The duties and responsibilities of the Board of Directors are defined in two documents, the Covenants and Restrictions and the Lake Shores Association B-Laws. Both Documents are available for review on the Association website indianlakes.org. Each of these documents was written in 1966 and is unchanged from that date.

In managing the affairs of the Association the Board of Directors must always be cognizant that their decisions and actions are in compliance with these two documents. That is where the “Between a Rock and a Hard Place” comes in. The key word here is interpretation. Much like our national constitution, where the Supreme Court exists for the purpose of interpretation, our two governing documents become subject to interpretation by all who read them.

If you have attended any of the informational meetings or the Annual Meeting you will have observed some Association members challenging the Board of Directors with respect to the Board’s action not being in compliance with these

In Appreciation.....

For the past many years, Mr. Glenn Irwin has served as the Association Webmaster and Smoke Signals publisher. Mr. Irwin has submitted his letter of resignation for this responsibility.

The Board of Directors and all Association members wish to THANK Glenn for his hard work and dedication.

The Association is seeking qualified individuals to fulfill these very important activities from which Glenn is retiring.

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documents. These members are expressing individual interpretations. In so doing they have on occasion inferred lack of integrity and intentional wrong-doings on the part of the Board.

This is **NOT** a new problem. Anyone who has served on the Board of Directors will concur that the By-Laws are in many ways poorly written and thus controversial. Controversial in that multiple interpretations may be supported. That simply means that in some instances there is no clear right or wrong.

While the interests and opinions of individual members must be respected, it is the moral and ethical responsibility of each Board of Directors to manage the Association’s affairs for the best interest of the Association as a whole. To do this within the confines of the governing documents they on occasion must rely on their collective interpretation.

This past year, and continuing into this year, the Board has been faced with a lot of situations that have never been encountered before. The bulk of these decisions were associated with the law suit. Not only was the negotiated settlement controversial but so is the method of financing the legal expenses.

The Board is pleased that it was able to secure forever the Privacy of our lake and to find a way, within our current dues, to satisfy and pay the nearly quarter of a million dollars of legal expense. While these actions were challenged by a few, the

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benefit to the entire membership is immense and all actions taken by the Board were compliant, by collective interpretation, with the governing documents.

The challenge of the Board of Directors is to seek ways to improve the governing documents to minimize multiple interpretations. President Jim Hutchison has established a "By-Laws Review Committee" to pursue and recommend appropriate changes. He has appointed Vice-President Dick Hokanson to chair the committee.

Let's talk DUES.....

For the past 14 years the annual dues for our Association has been fixed at \$150.00 per year. Any change in the Annual Dues assessment is made through a vote of the membership as prescribed in the "Covenant and Restrictions". The vote requires a quorum of 60% of all members (about 300 votes) and a 2/3's majority of those voting to be in favor for an increase to become effective.

As many of you will recall, there were two votes taken last year on a proposed \$75.00 annual dues increase. The first ballot failed due to the lack of a quorum and the second vote achieved a quorum but failed by 9 votes to meet the 2/3's majority.

The Board of Directors is now proposing a \$45.00 annual increase and each member will receive a ballot via the mail next week. There will be an Informational Meeting at the pavilion on Saturday, September 27, 2014 at 10:00 a.m. The last day of voting will be October 25, 2014.

Why an Increase?

There are some cliché answers such as, "It has been 14 years and costs have gone up" (which is true) or "Our dues are so much cheaper than other nearby lakes" (which is also true) but the real answer is that we need additional funds to properly maintain our properties and common areas which have gone unattended in recent years. Just look at our parks and buildings. The parks need a lot of attention and our two buildings, the Pavilion and Office/Storage building on Apache Trail, need exterior painting.

But You Say

The Board of Directors has said that the enormous legal fees that have been incurred can be satisfied via a bank loan with the current dues amount, so why a dues increase? It is true, that the Association can satisfy the legal expenses with the current dues and continue with our sub-par maintenance however that is not deemed to be in the best interest of our Association. Inasmuch as our legal debt service is scheduled for 7 years, without additional funds, our parks and buildings will be neglected for another 7 years.

Another Significant Change

Another significant change that has occurred in recent years is the lack of volunteerism. Volunteers in the past maintained the parks and constructed and maintained the buildings. Today, volunteers for physical work are few and far between. The Board wishes to THANK those who have and do volunteer but recognize that certain maintenance items must be attended to in lieu of waiting for volunteers. Let's face it folks, the lake is for fun not work, so let's hire the workers. (You can volunteer by voting for the dues increase and it will only consume two minutes of your personal time.)

Why only \$45.00 when last year's request was \$75.00?

First, the obvious, the \$75.00 request did not pass. But more importantly, the current Board of Directors, which consists of 4 incumbents, has had the opportunity to thoroughly review all operating expenses and project what they believe to be an appropriate increase. More details will be included with the Dues Increase Ballot and also Available at the **Dues Increase Informational Meeting Saturday, September 27th, at 10:00a.m.**

WEEDS...etc..

What a difference a year makes. Does everyone remember last September when it was almost impossible to drive your boat around the lake because of the weeds? No problem this year!

Good, bad, or indifferent the biggest cause of this year's lack of weeds was the DEEP FREEZE experienced last winter. With the thick ice, lack of light and lack of oxygen the weeds were stunned.

WEEDS Continued:

Nevertheless, under the direction of Richard Woodruff and his volunteers, the Association has moved forward with acquisition and use of a weed harvester system. This process cuts the top 16" to 24" inches of the weed which then floats to the surface and is removed from the water. This captures and removes the seed pods thus interrupting the reproduction process.

Architectural Committee.....

Building regulations are spelled out in LSA covenants/restrictions and township zoning ordinance. All structures and alterations must get approval and/or permits from **LSA architectural committee, township zoning administrator and county building department.**

FYI: LSA building permits are \$20.00.

The Architectural Committee:

Doug Ringler 231-937-4198

Craig Einberger 231-580-6080

LSA And Internet Communications.....

The Board of Directors wishes to increasingly use the Internet to communicate with you, the LSA membership.

The Board has at their disposal two options:

- direct email to members who have provided their email addresses to the board
- the www.indianlakes.org website

SMOKE SIGNALS is published four times a year and is mainly distributed to LSA members via email and is also available on our website.

Currently, we have email addresses for less than half of our members and those members have received numerous informational emails since January of this year.

Unfortunately, those who have not furnished the board with their email addresses have not received that information. There is a need to get information to all members on a more frequent basis.

If you would like to be informed with all of the "breaking news" as well as other matters, please join our email family by sending an email message such as "I want to join" to info@indianlakes.org. Your personal e-mail address will be hidden (i.e. "Blind") in all group e-mail messages!

Calendar of Events

Informational Meeting	September 27, 2014	10:00 A.M.
Ballots returned to Pavilion	October 25, 2014	10:00 A.M.
Bazaar at Pavilion	November 15, 2014	9 A.M. to 2 P.M.

Information.....

We are having a lot of break-ins into vehicles and out buildings. Please make sure that you lock all vehicles and buildings. The police department has been contacted in all cases but we still need to watch out for unfamiliar vehicles and people in and around our community.

Indian Lake Contact Numbers			
			Phone
Board Members	President	James Hutchison	231-648-6481
	Vice President	Dick Hokanson	231-937-7422
	Secretary	Susan Pohlada	616-550-9184
	Treasurer	Susan Guigelaar	231-648-6193
	Trustee	Richard Woodruff	616-340-8784
Architectural Committee:		Doug Ringler	231-937-4198
		Craig Einberger	231-580-6080
Township Permits		Dave Kelsey	989-289-2268
Welcoming Committee:		Doug & Darlene Ringler	231-937-4198
		Mary Ellen Holmes	231-648-6129
Law Enforcement Numbers:	DNR Website		http://www.michigan.gov/dn
	Poaching		800-292-7800
	Animal Control – Montcalm		989-831-7355
	Drain Commission - Sandy Rains		989-831-7322
	Montcalm County Road		989-831-5285
	Michigan State Police/Lakeview		989-352-8444
	Montcalm County Sheriff		989-831-5253
	Howard City Police		231-937-4311
	Fire Chief - William Knapp		989-815-0905
	Emergency		911
Drain Commissioner's Lake Level Committee:		John Westveer	231-937-5280
		Steve Pritchard	231-937-5010
Pavilion Rental Contact:		Susan Guigelaar	231-648-6193
Winfield Township		www.montcalm.org/government0058.asp	