

June 9,2020

June 2020 Board Meeting Notes/Minutes

Agenda:

1. Roll Call of Officers and Board Members
2. Approval of minutes from last meeting
 - a. Secretary reads the minutes from the last meeting. The treasurer will also give a financial report.
3. Open Issues
 - a. Discussion/update of Cascade St. one-way berm
 - b. Discussion of last board meeting regarding Lot #194 and discussing points made by Anne and Holli in the last email regarding Lot #194
 - c. Open issues on any other subject concerning the Board of Directors
4. New Business/Open Issues
 - a. Appointing a Chairperson(s) for the Lagoon/Lot #194 Committee
 - b. Explain goals and purpose of the committee
 - c. Talk about new ways to post meeting minutes and Board Members contact e-mail address, Facebook or others
5. Adjournment

MINUTES/NOTES:

Attendance:

Present:

President – Pete Rabaut

Vice President- Chuck Edmonds

Treasurer – Sue Walter

Board Rep – Tony Sorge

Board Rep – Anne Allard

Board Rep – Holli Woodard

Board Rep – Steve Potocsky

Board Rep – Karen Young

Resident – Carlo Ginotti

Resident – Mike Drew

Absent:

Secretary – Kristina Heimbaugh

Note: President Pete Rabaut requested Holli Woodard take notes/minutes for the meeting as the secretary was not present at the meeting.

Note: Mike Drew implied that no decisions can be made at this meeting because we did not announce to the association that we were holding the current meeting. The meeting will now be considered an executive session

Note: Carlo Ginotti articulated that the board can appoint items in current meeting, but can not make decisions

Note: Currently 115-118 members total in the association and 88 have paid dues for 2020

Note: Pete Rabaut handed in his letter of resignation to Chuck Edmonds ¾ of the way through the meeting and walked out. Chuck articulated he would be acting president but would try to have Pete retract his letter of resignation.

Open Issues

- a. Discussion/update of Cascade St. one-way berm:
 - a. The association is only there and involved in the project for support, there is no financial backing going to the project from the association. This project is 15 years in the making for this berm. Currently still working on getting bids for the construction of the berm. There are no date yet for the approval at the township. Current bids are between mid-20K to 34K. Normal contractors or other legitimate companies that the road commission use see this project as too small of a project to work on. They are working on trying to make this a tri-party funded project involving the County, Road Commission and the Residents so that funding doesn't fall solely on the Road Commission. There will be a post about the road closures put on Facebook.
- b. Discussion of last board meeting regarding Lot #194 and discussing points made by Anne and Holli in the last email regarding Lot #194
 - a. Anne has given multiple documents and documentation to the board showing that Lot #194 does not exist. As of now there is no deed which can be found for the property which the board is claiming is Lot #194. We are waiting for the county to look through the documentation to make a decision on what needs to be the course of action about this plot of property, but it looks at though there are no ties between this property and the Russell Beach Association. Register of deeds should be open on Monday to work at looking for the deed some more. Will need to look at how far back the microfilm goes before we look at actual old paper deeds. Township has everything on microfilm back to 1916. Pete went to Bruce a Lawyer to get the letter written for the association to hand over the Lot #194 property to the homeowners, but he would not write the letter.

- c. Open Issues on any other subject concerning the Board of Directors
 - a. Dock at the beach issue: Chuck Edmond and resident Kevin Heimbaugh took it upon themselves to start installing docks at the beach without the consent of the association and not getting the proper registration/approval from DNR, Township, etc. Multiple residents confronted Chuck and Kevin during the installation and requested they stop and remove the partially installed or the authorities would be called. Chuck and Kevin did remove the partially installed docks and Chuck Edmond assured at the current meeting that docks would not try to be installed again. For the record, the association voted to let Chuck Edmond look into the approval process for docks in September 2019, but did not vote to have docks be installed.

 - b. Insurance on common areas: Insurance has still not been purchased for any of the common areas of Russell Beach Association. Rationale is that the agent which was communicated with said we could not get insurance on any of the common areas until we knew who the Lagoon property (Lot #194) belonged to. It was acknowledged that not have insurance on any of the common areas of Russell Beach Association puts every homeowner in the association as risk of being responsible and/or sued if something happens on the common areas.

New Business/Open Issues

- a. Appointing a Chairperson(s) for the Lagoon/Lot #194 Committee
 - a. Anne Allard was appointed chairperson for the Lagoon property issue. Committee also includes Holli Woodard, Carlo Ginotti and Mike Drew.

- b. Explain goals and purpose of the committee
 - a. The purpose of the committee is to find the fastest and cheapest way to be able to have the Lagoon property handed over to the homeowners.

- c. Talk about new ways to post meeting minutes and Board Members contact e-mail address, Facebook or others
 - a. Should be post minutes on facebook page? Who is the administrator of the facebook page? No one seems to know.
 - b. A Google docs site has been set up. Everyone still needs access to the site.
 - c. We need to work on setting up an electronic directory. Anne is going to get an address label listing for everyone in Russell Beach Association
 - d. We need to look into setting up a Association website where documents and information can be housed.

- d. Other New Business/Open Issues:
 - a. It was brought to Anne and Holli's attention by another resident of the association that the Russell Beach Association LLC had not been renewed since July 2011 and the state of Michigan dissolved Russell Beach Association as an organization on July of 2012 when

the LLC was not renewed. Treasurer Sue Walter said she had not been sent a renewal reminder, so she stopped renewing. We asked Sue to look into trying to renew the LLC to make Russell Beach Association a legal organization again. Sue asked Anne to do this for her because of the lack of email and internet/computer speed. It was noted by Holli Woodard that because of this we have been running as an illegal entity for 8 years and this needed to be resolved ASAP.

Note: Pete Rabaut handed his letter to Chuck Edmonds and walked out of the meeting and Chuck Edmonds assumed the President role before the discussion of the LLC expiration and what needed to happen to become a legal organization again.

Meeting Adjourned



(E) 17-01-208-005

| | | | |
|------------------|------------------------------|-----------------------|----------------------|
| CVT: | Charter Township of Commerce | PIN: | (E) 17-01-208-005 |
| Status: | Inactive | Parcel Type: | Land |
| Add Date: | 11/21/1974 | Delete Date: | 9/21/2020 3:16:01 PM |
| | | Last Activity: | 10/2/2020 9:47:12 AM |

| Tax Description | |
|-----------------|------------------------------|
| 1 | T2N, R8E, SEC 1 |
| 2 | RUSSELL BEACH |
| 3 | LOT 194 LAGOON EXC THAT PART |
| 4 | LYING BETWEEN E & W LINES OF |
| 5 | LOT 112 AS EXT SLY TO |
| 6 | WATERS EDGE |
| 7 | ASSESSED WITH ALL LOTS |
| 8 | IN SUB |

| Land Lineage | | | | | | | | |
|--------------|---------------|----------|----------|-------|----------|--------|------|----------|
| Parent | | | | Child | | | | Split |
| CVT | PIN | Status | Date | CVT | PIN | Status | Date | Date |
| E | 17-01-208-005 | Inactive | 09/21/20 | | To Water | | | 06/26/20 |

| Address Information | | | |
|-------------------------------------|------------------------|----------------------------|--|
| Primary Mailing Address | Site Address Indicator | Addressee(s) | Address |
| <input checked="" type="checkbox"/> | | ★Russell Beach Association | 2009 Township Dr Commerce Twp MI 48390-1666 |

Address Info Legend

- = Primary Mailing
- = Primary Site
- = Extra Site
- ★ = Primary
- ◆ = Secondary
- = Care Of
- ⊗ = Other
- Black = Individual
- Brown = Organization
- Green = Trust

To show that the parcel number is gone from the lot that was around the lagoon, the map below from the Oakland County Gateway Portal was inserted on top of this blank part of this report from the Oakland County Equalization Department.

