

WSA 2024 Annual Meeting

Call to Order 9:02 am

Absent: Paul Bengelink, Paul Koperski, Roger Hoogewind, and Sander Niemeyer

Order of Business:

- Pledge of Allegiances – acknowledge our veterans.
- Roll Call:
 - Board present: Brian Doane, Mark Patterson, Jessica Hettig, Helga Roelofs, Carol DeRuiter.
 - 37 members present.
- Reading of Prior Minutes and Approval May 2023
 - **MOTION:** Mark Patterson motioned to approve the WSA 2023 annual association minutes, and Tom Weidner seconded the motion.
- Reports of Officers
 - Treasury report – Jessica
 - Shared the number of members who are in arrears in the past year.
 - 6 members over 1 year behind.
 - 2 members over 2 years behind.
 - 2 members are more than 5 years in arrears.
 - One reason the dues went up is because of these not paying their dues.
 - \$6,000 has been set aside for the projects for 2023 and only 1,700 was used.
 - Invested in a \$10,000 CD for a short term.
 - Earned \$196.40
 - \$49,000 in liquid assets (including CD) as of year-end 2023.
 - \$20,144 in a CD due in August which will be used for the pavilion improvements.
 - Expenses that increased:
 - Overall expenses were up 13.9% from '22-'23.
 - Taxes went up to 23% between 2023 – 2024 across Branch Township.
 - Insurance is also going up.
 - Commercial increase around 30%.
 - Lake management up by 25% 2024
 - Repairs and maintenance have also gone up.
 - Audit has been completed and is approved. (Posted on website).

- Considering new software for the treasurer.
 - Using Excel now and have to update three different spreadsheets.
 - New software being considered so it will be easier to track the budget and report out easier.
 - Quicken and QuickBooks were suggested.
 - Send suggestions to walhallashores@gmail.com.
 - **Building and Grounds – Mark**
 - If you see something wrong with the roads, call the county road commission.
 - Extending weed control with PLM over multiple years to get a better discount.
 - Planting grass by the pavilion went well.
 - Thanks to all who volunteered.
 - Spent just over \$1,200.
 - Reminder that ANY building, including fences, sheds etc. must have approval from the Architectural Committee.
 - Cottage Works will be installing the swimming and fishing docks.
 - They will also be jetting out part of the boat launch where the sand has settled.
 - The swimming dock had new chains and weights added.
 - If the swimming raft continues to be damaged, may discontinue having one.
 - Take care of your own trash.
 - Do not put trash into the cans on the beach.
 - Pick up your own dog droppings, and do NOT place them in the beach trash cans.
 - Dogs need to be on a leash even on the beach.
 - **Introduction of new Board Members**
 - Jessica Hettiger, Paul Koperski, and Roger Hoogewind will stay on for another 3-year term.
 - Received additional names to consider for next year’s open board positions! Thank you!
- **Old Business**
 - Keep the gate and bathroom door shut and locked.
 - No drug use in the common area – reminder it is against the law.
 - Respect other owners.
 - A new Kayak Rack was installed and may need another one.
- **New Business**

- NEW Boat Stickers will be used again to monitor boats using the boat launch and docks.
 - Stickers are only for members in good standing.
 - They will be available during the special assessment meeting and at the meet and greet event on May 25 at 6pm.
 - If you can't get a sticker at the meet and greet, contact Lindsey Mitchell- garcialindsey4444@gmail.com or 517.945.1482
- Meet in Greet, Saturday, May 25 6pm
 - Tammy Jalving will provide name tags.
 - The board will provide hot dogs, brats, buns and condiments.
 - Everyone is asked to bring a dash to pass, table service, and beverage.
- **Safety Concerns in the Association**
 - See Something Say Something.
 - The speed limit is NOT 45-50 mph and applies to all vehicles including ATVs.
 - Please slow down.
- **Camper Concerns**
 - According to the By-Laws Article XII Sec 4 "No more than **one** watercraft, trailer, recreational vehicle, snowmobile, motorcycle, or the like shall be stored outdoors in the side yards of any lot. For purposes of this section, a watercraft, recreational vehicle, snowmobile, motorcycle, or the like stored on a trailer shall be considered a single unit of personal property."
 - Long-term camping has become an issue.
 - No more than 1 trailer is allowed.
 - This is not a seasonal campground.
 - Special circumstances can be discussed such as building a residence.
 - Comments:
 - Bob Cato – Lots 156/157/158/214/215
 - Submitted an email that Mark read that raised concerns about long-term camping in WSA, and how it affects property values, and the common areas get overused.
 - Pat Wright - Lot 248
 - Stores his boat on his lot so where is he supposed to go?
 - He was told his boat was okay.
 - The issue is long-term camping.
 - Cheryl Tomasiewicz - Lot 27
 - Can a fee be added to those who violate any issues?
 - Brian Casey
 - Thanked the board for all the work.
 - How can as a community help to have our neighbors comply with our bylaws?

- Mark suggested everyone email walhallashores@gmail.com if they see something.
- Terry Niebor Lots – Lots 75-77
 - Charging \$25 for a camper violation will not prevent them doing it.
 - There are legal avenues that can be utilized that will be costly.
- Jim Donahue - Lot 239
 - Consider putting a day limit on holiday camping?
- Member Potluck on Saturday, May 25th at 6pm
 - Time to get to know your neighbors.
 - Bring a dish to pass, drinks and place settings.
 - The board will provide hotdogs, brats, buns, and condiments.

Dogs on leashes

- The State of Michigan has a dog leash law that Mason County will enforce.
- With the number of young children and dogs around the association, we ask that you keep your dog on a leash.

Public Comments

- Please State Name and lot # number - Please keep comments to two minutes per person.
 - Brian Casey
 - What is the dollar amount where association needs to vote on expenditures.
 - The board has the authority to budget and spend association funds.
 - Our responsibility is to keep the grounds in good condition.
 - Those with multiple lots seem to be penalized because they own multiple lots.
 - The board is following the By-Laws that assessments are per lot.
 - Julie Bentz - Lots 80-81
 - Raised concerned about the dues being raised without a vote from last year.
 - This was voted on several years ago that the Board has the authority to raise dues by up to \$50 without the membership voting on it.
 - Julie Bentz submitted a letter from Jim Scheuerle in 2014.
 - Mark read the letter from Jim Scheuerle which cooperated the board has been acting within its rights that dues can be raised to cover yearly expenses without an association vote.
 - Mark Kraszewski Lots 65-67

- What WSA charges for dues per lot is very reasonable.
- Jean Powell 192-193
 - The Board clarified for Jean that the amount of votes an owner has equals how many lots one owns.

Adjourn meeting at 10:11

MOTION: Mark Patterson motioned, and Tom Weidner seconded the motion.