



Higgins Lake Property Owners AssociationSM

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President: Charlene Cornell, **Vice Pres:** Greg Semack, **Secretary:** Herb Weatherly, **Treasurer:** Bruce Carleton
Directors: Wayne Brooks, Jack Cornell, Curt DeVoe, Bob McKellar, John Ogren, Fred Swinehart, Herb Weatherly

Higgins Lake Property Owners Association
Board Meeting Minutes
September 20, 2021

The meeting was called to order by President Charlene Cornell at 9:02 A.M.

Board Members Present: Charlene Cornell, Greg Semack, Bruce Carleton, Herb Weatherly, Becky Gibson, John Ogren, Bob McKellar, Wayne Brooks, Jack Cornell, and Curt DeVoe. Fred Swinehart was absent.

Agenda: No changes.

President's Comments: Charlene thanked Karen Cornell and everyone for their help with the impressive Fall Newsletter. Charlene also thanked Board members, their families, and neighbors, for the help with the Trash Bash Cleanup.

August Minutes: Becky noted a clerical error in the August Minutes. With this correction, Herb moved to accept the September 16, 2021, Minutes as written, seconded by Jack. Motion passed.

Committee Reports:

Secretary/Office: None.

Treasurer's Report: The financials through August 31, 2021, were presented. On the income statement, Bruce noted that the legal fund was above budget due to the recent AMVETS solicitation. Bruce also noted that the environmental fund was behind budget. Last, Bruce commented that the miscellaneous expense of \$820.00 for the marine patrol, will be reflected in the September statement, which will be posted on our website.

Membership/Communication: Wayne reported that we have 523 members. Becky stated that she has been adding postings to both our website and on Facebook.

Riparian Committee: John reported that the fall Public Safety Meeting was held on September 15th and was attended by Sheriff, Ed Stern, Ron Bradley, the new Marine Patrol Director, Vance Stringham, Central Dispatch, Chief Brian Hill, and Lt. Patchin, Gerrish Township. Lyon Township was unrepresented. We had expected Doug Schnell, the Township Clerk, to participate.

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Notes from the meeting are in process and John will circulate them to the Board when they are finished. However, it was encouraging to hear from both the county and township that they felt behavior on all fronts was better this summer than last, in spite of the high level of activity.

John is trying to meet with Julie Tatro and Doug Schnell from Lyon Township, along with Chief Hill, to establish a standard for permitting of only linear docks with a single perpendicular member at road ends as recommended by EGLE. This is already the standard used by Chief Hill.

At the same meeting, John hopes to make progress with Lyon Township on approval of PA 56 sign locations and their communication with property owners on short-term rentals.

Environmental Committee: In Fred's absence, he sent the following report prior to today's meeting: Fred reported that we had great success on September 17th, with our first macroinvertebrate sampling. Fred had an enthusiastic crew of helpers, including the Americorps volunteer from Huron Pines (Leah Higgins) Dan and Candy Schaeffer, their neighbor Linda (from Houghton Lake), Susan Brooks, and Rick Larobardiere. Mr. Schmidt on the corner, kindly allowed us to set up in his driveway and even opened his garage for our use, if needed.

Now for the bugs. Fred said they had bucket loads of scuds which look like freshwater shrimp, putting us over the 100 critter threshold for the water quality scoring above poor. We found a few mayflies, aquatic worms, one dragonfly, 1 hellgramite (dobsonfly), a couple caddis flies and a couple isopoda. Fred was surprised we didn't see more variety and abundance of other critters. Our rating came out "good", meaning some pollution is possible on the MiCorp scale.

We were very fortunate in the weather and hope to have a repeat on the Cut River in a couple weeks. Let Fred know if you have any questions or if you want to help out with the Cut River.

PAC: Greg said the committee met on August 19th, where two new members were introduced, Bob McKellar and Brad Gibson. Greg stated there is still another opening and he is reviewing a bio from a potential candidate. Officers were elected as follows: Greg Semack Chair, Brad Gibson Vice-Chair, Bob McKellar Treasurer, and Herb Weatherly Secretary. Greg added that the bylaws will be reviewed at the next meeting.

Greg shared that they are looking at possible candidates for the Lyon Township Supervisor position, where they could potentially offer monetary assistance.

Last, Greg stated that lobbyist John Lindley is retiring his position with the Public Affairs Associates (PAA) on October 1st, where there will be different representation.

HLSIO: Greg said the committee met on September 16th. One of their founding board members, Bob Schneider, has resigned. Greg wanted to recognize the fine work that Bob contributed to HLSIO over the past six years. The board will be looking for another potential candidate soon. Greg added that Melanie Brown will be working with website updates in the future.

Ongoing Business: A discussion was held regarding AMVETS legal proceedings.

Regarding the sewer project, Charlene said the next meeting is September 27th at the Gerrish Town Hall. Curt DeVoe added that he spoke with Dave Udy, Gerrish Township Supervisor, about petitions, costs, and funding.

New Business: Bruce stated that the annual MLSA membership is already in the budget, so we will join for 2022 and a motion is not needed.

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A discussion was held about the change in representation at PAA. It was decided to not participate in October, until we have the opportunity to review the new representation.

Adjournment: Herb moved to adjourn the meeting, seconded by Bruce. Motion passed. The meeting adjourned at 11:54 A.M.

The next meeting will be October 18, 2021, at 9:00 A.M.

**HIGGINS LAKE PROPERTY OWNERS ASSOCIATION
STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2021**

ASSETS

Current Assets	
Cash and Cash Equivalents	\$ 84,441
Accounts Receivable	<u>\$ -</u>
Total Current Assets	84,441
Other Assets	
Rent Security Deposit	200
Prepaid Expense	-
Restricted Cash	<u>23,376</u>
Total Other Assets	<u>23,576</u>
Total Assets	<u><u>\$ 108,017</u></u>

LIABILITIES

Current Liabilities	
Accounts Payable	\$ -
Accrued Payroll and Withholdings Payable	805
Accrued Expenses	-
Unearned Revenue	<u>-</u>
Total Current Liabilities	<u>805</u>
 Total Liabilities	 805

NET ASSETS

Unrestricted :	
Unrestricted	83,836
Temporarily Restricted	23,376
Permanently Restricted	<u>-</u>
Total Net Assets	<u>107,212</u>
Total Liabilities and Net Assets	<u><u>\$ 108,017</u></u>

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**Higgins Lake Property Owners Association
September 30, 2021
Statement of Income**

INCOME:	Members @	Actual	Budget	Variance Fav/(Unfav)
Members' Dues	526 \$	100 \$ 52,600	\$ 52,000	\$ 600
Directory Advertisements		\$ 7,675	\$ 7,000	\$ 675
Map Sales		\$ 1,650	\$ 700	\$ 950
Legal Fund Contrib's (Restricted)		\$ 12,515	\$ 2,000	\$ 10,515
Environmental Fund Contrib's - (Restricted)		\$ 10,565	\$ 32,500	\$ (21,935)
General/Lobbyist Fund Contrib's (Non-Restricted)		\$ 2,605	\$ 3,500	\$ (895)
Interest/Miscellaneous Income		\$ -	\$ -	\$ -
TOTAL INCOME		\$ 87,610	\$ 97,700	\$ (10,090)
 EXPENSES:				
Contract Services				
Accounting Fees		\$ 4,850	\$ 5,500	\$ 650
Legal Expenses		\$ 2,138	\$ 5,000	\$ 2,862
Lobbyist - PAA		\$ 9,000	\$ 12,000	\$ 3,000
		<u>\$ 15,988</u>	<u>\$ 22,500</u>	<u>\$ 6,512</u>
Facilities and Equipment				
Property Insurance		\$ -		
Office Rent		\$ 1,800	\$ 2,400	\$ 600
		<u>\$ 1,800</u>	<u>\$ 2,400</u>	<u>\$ 600</u>
Memberships				
Huron Pines		\$ 100	\$ 100	\$ -
Chamber of Commerce		\$ 50	\$ -	\$ (50)
Mi Lakes and Streams		\$ -	\$ 500	\$ 500
Michigan Riparian		\$ -	\$ 60	\$ 60
Muskegon Watershed		\$ 30	\$ 30	\$ -
Mi Waterfront Alliance		\$ 100	\$ 100	\$ -
		<u>\$ 280</u>	<u>\$ 790</u>	<u>\$ 510</u>
Misc Expense				
Miscellaneous		\$ 25	\$ -	\$ (25)
Marine Patrol Support & Rosc Foundation		\$ 820	\$ 1,100	\$ 280
		<u>\$ 845</u>	<u>\$ 1,100</u>	<u>\$ 255</u>
Operating Expenses				
Bank Service Charges		\$ -	\$ -	\$ -
Subscriptions, Books, Advertising		\$ -	\$ 100	\$ 100
Insurance		\$ 435	\$ 1,200	\$ 765
Postage, Mailing Service		\$ 1,543	\$ 1,900	\$ 357
Printing and Copying		\$ 4,010	\$ 4,500	\$ 490
Supplies		\$ 1,159	\$ 900	\$ (259)
Telephone and Internet		\$ 1,621	\$ 2,400	\$ 779
Web Site Maintenance		\$ 348	\$ 500	\$ 152
		<u>\$ 9,116</u>	<u>\$ 11,500</u>	<u>\$ 2,384</u>
Payroll Expenses				
Salaries and Wages		\$ 8,326	\$ 12,000	\$ 3,674
Payroll Taxes		\$ 680	\$ 900	\$ 220
Workers Comp		\$ 18	\$ 50	\$ 32
		<u>\$ 9,024</u>	<u>\$ 12,950</u>	<u>\$ 3,926</u>
Travel and Meetings				
Conferennces, Conventions, Meetings		\$ -	\$ 1,000	\$ 1,000
Other				
Environmental Expenses		\$ 10,946	\$ 37,500	\$ 26,554
990 Taxes		\$ -	\$ 300	
Michigan Sales & Use Tax		\$ -	\$ 100	\$ 100
		<u>\$ 10,946</u>	<u>\$ 37,900</u>	<u>\$ 26,654</u>
TOTAL EXPENSE		\$ 47,999	\$ 90,140	\$ 42,141
				\$ -
NET INCOME		\$ 39,611	\$ 7,560	\$ 32,051

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