

Apple Mountain Lake POA

June 21st, 2023

Meeting began at 7:00 PM

Board Members Present

Bob Hicks
Dave Nadzam
Melinda Odom
Mark Paretto
Deanne DePyper
Matt Honkus
Sam Given
Dennis Badgley
Becky Accord
Adam DeMuth

Absent: Kristy McMasters, Kermit King

Members Present

Vera Paretto
Jessi Honkus
Marie Farley
Mr. Jensen

Previous months minutes (May 2023), unanimously approved by board.

Discussions:

Waiting for the rest of the playground equipment and pavilion (the pavilion is under the size requirements needed for a permit, thus no permit is needed) – member of the community questioned whether the playground was approved with our insurance and whether it follows the state guidelines. She asked that we get a letter stating that it is alright. Deanne asked Allen to get the letter. The member of the community was asking about the new Pirate Ship placed at the lake. Deanne informed her she had already talked to the insurance and state but the member requested a letter anyway.

President's Report

Deanne gave a report about the recent lies being posted on Facebook. She said that she wanted to clear up these lies and have the truth reported in the minutes on our site so people could reference that when they see Facebook.

- Speed Bumps – Over thirteen companies were contacted to install speed bumps in the community. Even after having bids from several of these companies and solidifying dates, the companies one by one bailed, never showed up, etc. They all were unreliable. When a company was found that did show up, (the one who did the paving) they proved to be unqualified and are now trying to make amends. The additional work they are doing has been for free. We will however never be using them again and will not recommend them.
- It was stated on Facebook that we are behind on payments to contractors. This is an outright lie. We have never been behind on any payment to any contractor. As a matter of fact several of the small contractors, ie tree companies, asked to be paid “day of” due to the way they pay their crew. There was one incident where we did not pay the security company from down at the lake

due to a legal dispute of when they were showing up for a shift when we did not ask them to. We have communications with the company asking them to stop showing up but they continued to show up anyway. The security company then decided to bill the POA for the work the POA did NOT approved. Upon seeking legal advice the POA paid the money to the security company due to the fact that it would cost more to take them to court than it would to pay the bill. Again, we will not be recommending this company or using them again.

- As for paving of the roads in general, when Bob Lake retired we lost a great asset. We have combed the land far and wide as stated above and finding a reputable paving company has been a great chore to no avail. Rippy Gil, one of our community members has stepped up and found some options we are now researching. It wasn't long ago people were complaining that we only used Bob Lake and now that he is gone those same people are complaining he is not here. Just saying.
- A member of the community has stated on Facebook that she asked for financials months ago and has been denied. This is not true. She did indeed ask Allen Grim for financials and was directed by Deanne to go through the proper channels of asking the head of the Financial Committee. These channels were put in place by past board members and it helps to keep things organized. The person who asked for the financials did not answer the email that made this suggestion right away and months later simply requested again saying that we never gave her the financials. Again, she was told how to get them. After the recent board meeting she finally requested the way we asked and she was emailed the financials.
- It was brought up that it is Coventry's Job to do everything, this is not true. They are our one paid employee but the rest of the POA, (that is YOU, each and every home/property owner on this mountain) are the rest of the unpaid employees of the POA. We are all responsible for our part of this machine and how it runs. This board relays on Coventry and Allen Grim to collect our dues and help us maintain our roads. They help us find contractors and purchase items needed for the mountain. They pay our bills. But, they are not responsible for the hundreds of phone calls a day from home owners wanting to know miscellaneous things about the mountain. If you want to put it into perspective, we have over 600 properties on this mountain and our Property Manager is one man. He also manages 12 other communities. Do the math, no human can respond to that many phone calls per day. It takes a whole community working together to make things run smoothly and we are trying our best.
- There is also a rumor on Facebook about a "wish list" that was created going around of 100 things the board has not completed. There indeed was a list Deanne created when she started as President of the board of things she was wanting to complete. The list is a live document that changes daily. It cannot be done all at once due to the fact that all the board members have full time jobs some even two. Please keep in mind these people are volunteers. This list was meant for the President of the board and the board but has made its way into the members hands per a previous board member, which is fine but please do not think we are going to complete every single item in a minute flat.
- Last thing on the Presidents Report – There is yet another rumor flying around Facebook about board misconduct at a picnic last June at the lake. It was a glorious day where families gathered and we ate, went swimming, played corn hole, fished, roasted marshmallows, and simply had a great time. Many people attended of all ages. Toward the end of the day someone brought out a batch of Marijuana Brownies. These brownies were no where near the children and were

never in anyway in access by the children. No child was offered a brownie and the woman on Facebook who claims she left when she had to keep her child away from the brownies is lying because she was not there. She actually left her child with a board member because she had another activity with her other child elsewhere. She did not know about the brownies until the next day. Deanne asked for this to be in the minutes so the truth is out there and we can put it to rest. Deanne ate a brownie, she does not, “normally eat, smoke, or whatever” marijuana but it is legal and not against any of our documents, nor is it against the law per county, township, or state code. No one was harmed nor were in the way of harm at anytime.

- Coventry – it has been suggested we look elsewhere for a different management company. This would take a great deal of time and cost us money due to previous debts the POA accumulated when they hired Coventry and the community was over \$600,000 in arrears. Deanne did some research when she first became president and found after several interview with other communities, Coventry is the best around.

The last thing in the President’s Report was Deanne asking the community to please seek legitimate places for information. Facebook is not the place to find information or ask what is happening. Please contact her at: 586-744-3053 or any of the board members through the website.

There was no Vice President’s Report.

Treasurer’s Report

Coventry has collected more than \$9000 over what they are costing us and the year is just half over. This is in back dues and not counting all the current dues they collect.

Committee Reports

Roads Committee

Mr. Jensen has volunteered to be on the Roads Committee. This is great news. We need help finding a paving company and setting up interviews.

Building and Grounds

The board voted unanimously to install a lock and lockbox at the lake for the gate so it can be closed at night to help prevent vandalism. One of the volunteer firefighters was at the meeting and he contacted the Fire Chief who is helping us with this process. Deanne motioned, Matt seconded and no one opposed.

Security

The board is looking into gates for the community that would correspond to your phones for opening. They work with the Bluetooth on the phone. This is going to be researched.

Fun Committee

A fishing tournament/family fun day is in the works and Paul Girard has been added to help with the festivities.

New Business

- Legal has been working on eliminating the code from the county that was written in 1987 to give full authority of the Sheriff’s Office to write speeding tickets etc. on our mountain. It was brought up at a previous meeting and the board voted unanimously to have legal rectify this code. Mark motioned, Becky seconded, no one opposed.

- A letter will be sent to anyone vandalizing the lake per the new cameras that are set up. Fines will be implemented. This letter will also advise there is no overnight parking at the playground.

Community Questions

- Was an engineer consulted about the speed bumps? Answer: Yes, our engineer, Jim was consulted.
- When did additional asphalt mounds get next to speed bumps and who paid for this? Answer: The same day as the speed bumps and there was no money spend for the speed bumps to be repaired, replaced, or the mounds.
- Why are the speed bumps only in front of board members homes? Answer: They are not. Many of the speed bumps that were repaired have been there for many years prior to this board.