

Northwood Lake Condo Association Fall Association Meeting
Rawson Memorial Library – Cass City, MI
Monday, October 16, 2023 – 5:30 PM

The 2023 Fall NLCA Association meeting was called to order at 5:30 PM by Rinda Smith, NLCA Secretary. There was a total of 51 in attendance (39 voting members) per sign-in attendance sheet.

New members since our last meeting recognized were: Tom and Ernestine Schneider, Carol Dorman, Kathy Corbitt and sons, Lugene Peters, Sharon St. Louis, Gail Glaspie, Don Gould and Kenneth and Glenda Dudley will be moving in soon (bought Sandford Condo).

Condolences were shared with the families for their loss of both Richard Sanford and Leo Feebish.

Announced changes on the Board due to recent resignations. Rod Whelan and Bob Baker resigned effective October 9, 2023. Tom Schneider and Wendy Gibbs were asked by the current board to fill vacancies thru May 2024.

Treasurer's Report was given by Linda Miller. Our balances are as follows:

Checking	\$20,045.54
Savings	7,889.48
CD	51,102.83
Investment	126,544.13
Total	\$205,581.98

Secretary's Report – Rinda Smith read minutes from May 4, 2023 Spring Annual NLCA Meeting.

Kevin Kivel, Maintenance Chairperson, was recognized for his many hours working around the Association as a volunteer. Many others have volunteered their time also, working on sprinklers, water damaged condos and lots of other needed repairs.

A discussion ensued regarding the validity of the board assigning members to fill board vacancies until May 2024 Association meeting due to the October 9, 2023 resignations. A motion was made and supported to elect at this meeting, two people for those positions that had recently become vacant. A hand raise vote took place to pass this motion. Nominees selected were taken from the floor and two separate votes took place by a show of raised hands. Those elected were Kevin Kivel and Bob Fitzsimmons. Their terms will run through May 2024.

A question was asked about expenditures. Response given was that it would be available at the May 2024 Association meeting once the audit has been completed and returned.

Maintenance work orders are being addressed and reduced in number. We currently have that number down to 18 from 218 not long ago. Gutter repair is expected in next couple of weeks to address current needs.

Volunteers were sought for various needs as follows:

Christmas 2024 Dinner – Volunteers were Paulette Osentoski, Bette Lou Hurford and Daneen Brown.

Flower Beds – Connie Schwarderer volunteered to work on our four flower beds.

Elections Committee – Clotile Fox, Sue Langlois and Sharon Robinson volunteered.

Landscape Committee – Joe Sweet, Bob Butucel and Sharon Robinson volunteered.

Questions:

How much money did we make at Rummage Sale? We didn't have one, it was a moving sale.

What are we doing about the drains in driveway where there have been some flooding issues?

Dave and Kevin are working on this situation.

What are we doing regarding the Village concerns about drains not being up to code? We aren't doing anything until we are court ordered. Association does not feel this is our problem.

The rock garden at the corner of Highpoint and Northwood Circle is not being enjoyed by all.

Gutters need cleaned, do I need a work order? – No, they will be done as soon as we can get someone here to do the job.

Who will be doing the snow? – Blain DeBeaubien has a two-year contract.

Do we even need eavestroughs? Yes, we are going to a 5" once we begin that project.

Drawing for prizes took place with winners being Bob Butucel, Cathy Summerville, Barb Butucel, Rod Smith, Melinda Kirn and Connie Iwankovitsch.

The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Rinda Smith, NLCA Secretary