

Cranberry Lake Property Owners Meeting Minutes – 5 July, 2025

Meeting called to order: 10:00 am

Pledge of Allegiance

Moment of Silence

We are celebrating our country's freedom this weekend. It will be very busy be careful and safe. Be mindful of where your debris falls from after igniting your fireworks and please clean up after yourselves.

Special guest: None.

A moment for new members to introduce themselves.

Treasure's report is attached to the bottom of the report.

Approval of Treasurer's Report: Jim moved, Dorie seconded - approved

Approval of last meeting notes: Dorie moved, Jim seconded - approved

Meeting Reminder

Meeting minutes are on the Association Website.

Fireworks are on July 5. Hot dogs and other items are being supplied at Pat and Lee's Pavilion Starting around 2ish until gone or just too late for Pat

Meet and Greet is on July 19 – at Pat's. Corn hole tournament signup starts at 2 and bags start flying at 2:30. \$10 per person sign up.

Announcements

A reminder of docks: our appointed person in charge of docks is Kern Kuipers If you are a new property owner, please talk with him about getting a spot assigned, Dock space does not automatically go with the sale of a house. All issuing or questions of docks will be handled after the end of the meeting. Please make sure your dock is assigned to you. All new docks going in the water should only be 2 feet wide. Remember dock is included in total space.

Old Business

Sign to be placed there to restrict glass and animals: **Need signs made for this.** Pat is working on this. **(signs made) need to place 1 more.** The signs have been placed, the number delivered was wrong, another is being created and all will be put up.

Need signs made for golf cart use. (signs made) need to place 1 more. Signs are being put up.

Curtains for clubhouse need to be purchased and installed. Pat is working on this. **(completed)**

Three windows still need to be replaced. **Windows finished being installed.**

Paint clubhouse to be painted. **Mostly painted still needs some trim work painted.**

12 yards of beach sand was Spread by Troy, and Randy loaded. **(Completed)**

Unfinished Business

The drain commission was ordered to replace the culvert over by the dam. A study is being done on several culverts and once complete it will be replaced. This cost will be covered by a onetime special assessment to everyone on all areas around the lake. **Property owners will be notified by the county when the final cost is established.**

Shoreline in the park was brought up. What about moorings? Posts and a rope? Do we want to get a landscape architect to review options? Pat is going to approach the conservation person from Clare County to see what we can legally do. (Talked with Christiane Rathke at the Clare County Conservation District. If anything goes in the water need an EGLE permit. If we choose to put Rocks or railroad ties down as long as we stay above the high water mark, she stated she would not require a permit from her for us to do it.)

Please have ideas and comments in mind for the next meeting. At that time we will have a discussion for ways to counter the erosion.

Please try to clean up when you are walking. Pick up sticks and garbage. Pile sticks up out of the way, put garage in receptacles. Most of the mowing (paid for) will be easier if these areas are cleared – this WILL keep our costs down.

New business

Confirmation of expenditures being allowed by board members. A concern was brought up when doing the paint job of the Club house. The cost was more than what was expected, and other items came up as we did the project. Some board members were rightfully concerned on the expenditures. Article IX Board of Directors Duties Sec II states the Board shall approve all expenditures and shall not create an indebtedness beyond the association's funds. **(A few years ago, it was voted on to keep a \$3000.00 safety fund.)** So, the question is do we want to let the board approve all funding as a project is being done or not.

Recent repairs and updates to the clubhouse have required additional funds, these were approved by the board and added to a few hundred dollars. The concern was brought up by the board that the community may not understand or continue to value that current situation where the board can approve these expensed.

Mention was made by members that the board should continue to have the ability to approve costs for maintenance. Question was raised, "should we have more community members in the meeting before raising a public vote." Mention was made by members that the number of people present should be sufficient for community votes. Vote was held to keep the situation of board approval of expenditures as it is. This was approved.

Ed volunteered to paint picnic table outside club. We need to supply paint.

Had a carpenter volunteer to install new door if purchased.

Gitting new front door was approved by general vote.

Board will get quotes and have the door replaced. The board will look into replacing the other doors after the main door is fixed.

4 picnic tables were painted 2 metal ones had wood seats replaced. There were lots of cigarette butts found when painting please keep them picked up.

Do we want to raise the rent of the club house to \$50. Think about it, **will bring up for a vote at the next meeting.** Would be effective 1 Jan 2026 if approved security deposit matches.

You can become an associate member by paying your dues. Regardless of if you have property here or not. So you can rent the club house as a non-member if you become a member. Currently we require two years of dues paid before you can rent the clubhouse. These can be paid in a lump sum to bring the member current before renting.

There will be a discussion at the next meeting about if we want to encourage outside rental of the clubhouse. Currently there is no insurance on the facility. Pat will research the cost of insurance.

Can we raise the dues? The answer is yes, if we give notice to the community that there will be a vote at a specific time to approve any raise. **We will discuss this (if we should raise dues) at the next meeting.**

Reminder the meet and greet this year is the 19th the 3rd Saturday of the month.

Dorie is resigning from the board.

Note: We will need a volunteer to winterize the clubhouse.

Jerry volunteered to take the position, Randy Snyder moved Phil Fridd second – **Jerry is the new board member.**

There is a crack in the cement in the clubhouse – Pat will have a specialist consider the situation and determine the best fix. Board will consider and approve if affordable.

It was mentioned, again, by Troy that the first light on the canal is not working and suggested that we consider more lighting. Solar and motion sensor lights were suggested. The board (Pat) will investigate the cost of adding more lighting and **report at next meeting.**

Next meeting dates all start at 10:00 AM

30 August 2025

Motion to adjourn: Jim, Jerry - passed

Adjournment Time: 11:03

People present: 42

50/50 drawing: \$104 total – Randy Snyder won.

SOUTH CRANBERRY LAKE HOA TREASURER REPORT 07/05/2025

DATE OF LAST REPORT	05/23/2025	BALANCE	\$ 10,311.55
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Activity Since Last Report=

Consumers Debit thru 07/05/2025	- \$ 74.11
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Check #3601 Edwards Painting 06/05/2025	-\$ 950.00
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Check #3602 Henrys Exc 06/05/2025	-\$ 240.00
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Check #3603 Pat Adams Paint 06/06/2025	-\$ 446.30
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Check #3604 Hoggars Signs 07/01/2025	-\$ 280.00
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Check #3605 Don Schuffler Windows 07/01/2025	-\$ 400.00
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Check #3606 Pat Adams Picnic Tables Paint Etc 07/01/2025	-\$ 201.57
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Dues Checks & Cash Deposited	<u>\$ 1,875.00</u>
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Current Checking Acct Balance	\$ 9,594.57
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Petty Cash On Hand 05/23/2025	\$ 450.38
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Dues Collected in cash YTD	\$ 1,615.00
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Cash Deposited into Checking	-\$ 500.00
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Jim for donuts	-\$ 19.98
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Payments to Pat Adams Paint, Wood, Go Daddy, Misc.	-\$ 506.40
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Troy Lawn Service	<u>-\$ 730.00</u>
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Total Petty Cash on hand	\$ 309.00
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Total Current Balance	\$ 9,903.57
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