

Rose Lake Forest Property Owners Association

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Newsletter – Fall 2022

Happy Fall to everyone! We have new members on our Board of Directors, with fresh ideas, and plans for positive changes. Our new Board:

Justin Hankins, president
Dan Skurski, vice-president
Greg Wood, secretary
Bryant Grugal, treasurer
Bill Holborn
Billy Baize
Bobby Rolston

Just prior to our Spring General Meeting, we had a Special Meeting for the purpose of deciding whether or not to increase the annual dues. The prior Board had mailed out ballots and asked that all members mail them back with their vote. At the meeting it was pointed out that deciding the issue by ballot did not comply with the rules in the Covenants. However, even when the number of members present was tallied together with the number of ballots received, there were still not enough potential votes to constitute a quorum. So the issue was mute, and no vote took place. The dues will remain at the current amount.

During the Spring General Meeting (05/28) it was decided to proceed with demolition of the dilapidated pavilion. Scott Favor generously demolished the pavilion and cleaned up the site, at a cost to the Association of only \$2,000, which was Scott's cost. Thank you Scott!

Shirley Westbrook brought up the subject of blight violations. Greg Wood, the Developer, spoke to the membership and reminded them that the Board's job is to manage the common properties, not to harass members on their own private lots. He also said the current Covenant booklet being distributed by the Board contains rules for which the Association has no authority to enforce.

Our Fall General Meeting was held on 09/03, at 10am, where we discussed the upcoming year.

Justin Hankins is proposing to clear out some members-only trails for hiking and riding in South Park, a 18.75 acre park owned and managed by the Association for the benefit of the members. He will be including his proposal elsewhere in this newsletter.

Justin also has the idea for building a disc golf course in Gamma Park; he presented a map at the meeting, and it looks like a lot of fun.

We also discussed having movie nights at Gamma Park during summer months. A couple members have the equipment, and they've tested it out already. If you have ideas for family-friendly movies you'd like to see, please pass them along.

Some members were interested in the possibility of starting a community vegetable garden in Gamma Park. A committee was formed to explore the idea, headed by Charles Mullins.

The Fall meeting was held in a large rented tent. The general consensus of members at the meeting is we'd like to replace the pavilion. The Board is open to ideas as to how to best accomplish it, and we'll appreciate everyone's input.

Usually we don't send out minutes from meetings in the newsletter, but some people aren't satisfied unless they can continually stir up controversy. Former secretary Shirley Westbrook insisted the meeting minutes she prepared for the Spring meeting should be sent out with the newsletter, even though this is **not** the document approved by the Board. We agree you should see it. You'll find at least one incorrect and potentially slanderous statement regarding the Developer, and another in which Shirley clearly admits the (former) Board has been biased in its uneven application of blight violations. It's all included for your enjoyment.

The next General Meeting will be held on Saturday, May 27th, at 10:00 AM, at Gamma Park. Hope to see you there!

Please remember the Association has authority over common properties, *not* private lots.

RLFPOA GENERAL MEMBERSHIP

May 28th 2022

Following 10 am Special meeting - Gamma Park Pavilion

Meeting was called to order by Darrell Tue @ 10:26

Pledge Allegiance was said.

Attendees to Meeting: Board Members: President Darrell Tue, Vice-President Dan Skurski , Treasurer Bryant Grugal, Shirley Westbrook Secretary, Sherman Scroggins, Jim Adams and Todd Hacker . General members that attended.

Shirley Westbrook – read General Membership Meeting Minutes from Fall Membership Meeting held September 4th 2021 at Gamma Park, motion to accept by Bill Holborn, seconded by seconded by Tim Eash, no objections, all in favor.

Financial report read by Bryant Grugal, motion to accept by Janet Crystal seconded by Todd Hacker, no objections, all in favor.

Budget proposal for 2022/2023 presented by Bryant Grugal. Motion to accept by Bill Holborn, seconded by Janet Crystal, all in favor with no objections.

Shirley Westbrook asked if the proposed budget would allow us to maintain our current facilities and expenses. Board said it would as long as we have no large expenses.

Much discussion on what the future of the dilapidated pavilion should be. Because we currently do not have funds to replace the pavilion a motion was made by Sherry Skinner to keep bids open for two more weeks and the board will review all bids and accept the best one, capping the total to be no more than \$6000. Scott Favor has offered to take down and dispose for no charge except for electric and out of pocket expenses. Scott will submit his bid within the next 2-week deadline.

Shirley Westbrook asked why Rose Lake Township has adopted a new nuisance and blight ordinance and requires the process for RLFPOA to handle following by-laws and then if issues persist, fill out a request for Rose Lake Township to serve blight violation. Why is RLFPOA not given the same process as the rest of the township?

Greg Wood read a document he prepared stating RLFPOA has no rights to fine, make rules or tell any member what they can do on their property. He is the Developer and knows the covenants and bylaws better than any board member. Darlene Gasper agreed with him

Shirley Westbrook felt Greg Wood is no longer a Developer as nothing is being developed. He is running a business in the Forest. Greg could not state how many properties he collects land contract payments from. Shirley thought it was approximately 50. The majority of court cases for blight and fines for lots used as a dumping ground are sold by Greg Wood. As the Forest is his business Shirley feels he has a conflict of interest and is de-valuing other members property.

Financial Administrator is needed. See the board for information on this position

Darlene Gasper asked if the Association would be purchasing stamps before they go up in price June 1st. Bryant Grugal said he was.

Before election began Janet Crystal asked Greg Wood if he will be able to serve on the board and vote objectively as He is "the developer" Greg states he would "put on his board member hat"

Election of board of Directors New board:

President Justin Hinkins

Vice Dan Skurski

Treasurer Bryant Grugal

Secretary Lisa Coggins

Bill Holborn

Billy Baize

Greg Wood

50/50 drawing sold \$159, Rahn Fredrick won \$79.50. Rahn very generously donated the money back to the association, Thank you Rahn!

Motion to adjourn by Billy Baize, seconded by Sherman Scroggins, all in attendance agreed.



Hello Everyone,

So, I write this letter to inform everyone what my plans are for the ORV trails in South and Southwest parks. It has been requested to have a member vote so I reach out to everyone in favor of having our own trails on our property. Alas most of the current trails we enjoy are on private property, and I figured we could all use a quick 20–30-minute rip without having to ride the roads or ride 5 miles to Sunrise Lake. Sometimes 20 minutes is all the fix you need.

😊 So, here's my unadulterated plan, I'm always open to suggestions, by the way. Feel free to reach out to myself or any of the board, just please be respectful, we all live here. We're all neighbors, let's come together and have a community. I also feel this plan will alleviate some of the congestion and "hazardous" encounters on the roads.

So, we'll start with the easy one, Southwest Park has two entrances. One already exists, and is the trail to LeRoy and such. This trail goes into private property, which is on y'all. I propose we put a single trail through the trees looping around to south plateau circle. This loop could be a one way, or two-way loop. Just wide enough for a side x side, this would allow access to and from south park without having to ride on the road a whole lot.

Now the hard one... South Park.

This park is comprised of 20 some acres of all terrain types, it has five entrances. I don't even want all of them, gimme one, two would be awesome! Then you could have an alternate exit to do one-way trails. This park would be a good spot for "playing" as there's already some trails made that could be altered to stay on association property. For the folks that live along these parks, I promise I'm ears, I plan to do a buffer along park and private property. Granted this is only where property lines and terrain allow. As you can see by the map that I've included, some spots are too tight to allow this. This is where the respect comes in for all us trail folk!! 😊 I'm also proposing set trail hours, these will be 9-10 a.m. for opening, and they will close at dusk. I will put gates at each entrance, if need be, to keep the peace. I will mark all boundaries of the parks, so that people know where the borders are. This will keep people on the parks and off of people's property. Greg has offered to help find property stakes so we know where the property lines are for sure. We will be using the original plats with all the original measurements. He has the equipment, knows how to do it, and wants to help! No, he's not a licensed surveyor, but most of the original stakes are still in the ground to be found. Using the equipment, we can usually pinpoint where the original stake is, and with a metal detector and some digging, you know where the lines are. If we can't find one, we'll work with the property owner to make sure it is done correctly, I can promise you that! My plan is to do very minimal trail clearing, no trees bigger than 4-6 inches. Everything else will be brush, just enough to allow a trail big enough for a side x side.

I have looked into our liability insurance and we currently have \$500,000 of coverage. We have also looked into more coverage. I propose we get the \$1,000,000 policy that will only cost \$200-\$300 more a year over our current policy, just to be safe! This will also benefit other things around the park too, not just ORV trails. The insurance agent actually said at our current policy rate, that an ORV trail would not affect our premium at all.

So now everybody is up to snuff. I'm sure I probably left some things out, so please feel free to reach out to me, I will answer any questions I can! If you're calling to express concerns, please be respectful, I live here too. We have many exciting things in the works as you'll see from the other pages included, I look forward to meeting everyone and seeing what we can accomplish as a community! Thank you for reading my letter and just give it some thought.

The vote for the ORV trails will be held at the next general meeting on May 27th, please come to the meeting to vote or reach out to the board to voice your opinion!!

Cheers,

Justin Hankins President, Rose Lake Forest Property Owners Association

P.s. Facebook Land, El Presidente is a joke 😊

