



# AUSABLE LAKE PROPERTY OWNERS ASSOCIATION (ALPOA)

# AGENDA

- Call to Order
- Summary - July Organizational MTG
  - Previous meeting minutes
- Treasurer's report
- New Business
- Special Guest
- Discussion

# WELCOME

- Please sign in at the door and provide:
  - Your name
  - Lake address
  - Home address
  - Email address
  
- To promote meeting efficiency, please hold questions until the Discussion portion of today's meeting



# ASSOCIATION FORMATION

- Ausable Lake is a beautiful lake with unique characteristics.
- For many years various actions concerning all of the lake stakeholders have been met with organizational challenges. - gypsy moth control, water quality, Lake level control, etc.
- Proactive care and stewardship of Ausable Lake will help ensure its continued health. A common association of all lake property owners focused on the lake and not neighborhood-specific needs will help bring attention to common concerns.

# ALPOA MISSION

- TO PROTECT the quality of our environment, particularly the quality of our lake.
- To KEEP the membership informed of new and changing community issues.
- TO COOPERATE with and assist local government and civic organizations with programs of value to this area.
- TO REPRESENT our membership in matters of common interest where appropriate with the branches of government.
- TO SECURE united action in the protection of the property of its members, where appropriate.

# ASSOCIATION BENEFITS

- Improved communication, coordination, and community
- Cohesive interaction with other entities
- Fish Fund and supplemental stocking program
- Lake Health monitoring and necessary action with the township board, EGLE, MICORP, CLMP, etc.
- Waterfowl management
- Social events

# RECAP - INFORMATIONAL MEETING – JULY 8, 2023

- Summary
  - 55+ attendees met to hear about and discuss the formation of an association focusing on the needs and well-being of Ausable Lake
  - 188 lakefront property owners identified
  - Discussed purpose, difference with existing land-centric associations, association structure, bylaws, legal structure, and meeting attendee comments
  - Leverage the experience and work of other nearby lake associations
- Review and approval of July 8, 2023 meeting minutes

# TREASURER'S REPORT

|                         |         |
|-------------------------|---------|
| <b>Donations</b>        |         |
| 1 <sup>st</sup> Meeting | \$250   |
| Mailings                | -153.58 |
| Total                   | \$96.42 |
| Dues                    |         |
| 17 members              | \$340   |
|                         |         |
| Expenses                |         |
| Domain Name             | 20.16   |
| Stamps                  | 125.50  |
| Envelopes               | 7.92    |



# NEW BUSINESS

- Bylaws
- Legal status – 501(c) 3 Filing
- Initial leadership
- Website

# BYLAWS

## ARTICLE I. NAME: By-Laws of Property Owners Association

The name of this Association shall be:

"AuSable Lake Property Owners Association."

## ARTICLE II. PURPOSE:

1. To co-operate with and respect the rights of all property owners, and to help secure improvements.
2. To aid in maintaining and improving lake conditions.
3. By assisting and cooperating with all existing subdivisions, and all State and Government agencies for the benefit of all.
4. This shall be a non-profit organization, 501 (c) (3)

# BYLAWS

## ARTICLE III. MEMBERSHIP:

Membership in this Association shall be limited to Property Owners that have waterfront including canal frontage on AuSable Lake and those with Deeded Lake access.

Each Property Owner shall constitute one membership (including multiple parcel numbers) and shall be entitled to one vote. Any member in arrears of dues for thirty days shall be notified that his dues are in arrears and voting privilege will be suspended. If no action is taken within six months, that membership shall be automatically suspended. Members may be reinstated after paying back dues and assessments, if any.

## ARTICLE IV, DUES:

The association shall be financed by annual dues as set by the annual May meeting

## ARTICLE V. MEETINGS:

Meetings shall be held the Saturday before Memorial Day and the Saturday before Labor Day.

# BYLAWS

## ARTICLE VI. ORDER OF BUSINESS:

Call to order by presiding officer

Roll call of officers

Reading of minutes of the previous meeting

Treasurer's report

Report of committees

Election of Officers

New Business

Adjournment

A majority vote of members responding shall be the deciding vote.

# BYLAWS

## ARTICLE VII. OFFICERS:

Officers shall consist of a President, one (1) Vice President, Recording Secretary, and Treasurer.

All officers are to be elected for a term of two years. Initially Vice President and Treasurer will be one year terms.

# BYLAWS

## ARTICLE VIII. DUTIES OF OFFICERS:

President – Lead the association. Preside over all meetings, unless unable to attend, in which case the Vice President shall preside. The President shall have power to appoint special committees. Oversee all officers

Vice President – Support the President in leading the association. Oversee formation and ongoing support of committees.

Treasurer – Collect dues and special collections and maintain a record of all receipts and disbursements. Maintain a roster of all active members.

Secretary - Take minutes at meetings and prepare correspondence on behalf of the association.

## ARTICLE IX. AMENDMENTS:

None

# LEGAL STATUS – 501 (C) 3

The goal is to create a legal entity that is bound to bylaws and a mission statement. This legal standing allows the association to pursue grants and work with local government organizations in a recognized fashion.

A law firm was in the process of completing the filing for the Association and determined it was beyond their firms scope.

We then contacted a CPA firm that has completed similar filings for nearby lake associations.

The process is to file articles of incorporation with the State of Michigan.

Once this is completed a 1023 EZ can be filed with the IRS to the 501 (c) 3 status.

An Annual 990 will then be filed

# INITIAL LEADERSHIP

- Responsibilities will focus on standing up new Association during the August 2023 – May 2024 period. Open election of leadership for two-year terms will occur during the May 2024 meeting.
- The Initial founders team is as follows;
- Dan Kocis – President
- Rick Oakley – Vice President
- Lou Ianitelli – Treasurer
- Gary Kay – Secretary
- **Are there others who wish to be considered at this time?**



# WEBSITE

- A domain name for the Association Website was procured
- **AusableLakeMI.org**
- There are several phases to bringing this website live
  - Phase 1
    - Get Hosting for domain name
    - Create common source information such as lake history, lake facts
    - Association information such as meeting information, membership etc.
  - Phase 2
    - Membership authentication
    - Member specific information
    - Committee workspace

# SPECIAL GUEST

- Michael Lesich
  - President, Long Lake Property Owners Association (LLPOA)
- Lake association experience
  - History
  - Lessons learned
  - Benefits

# OPEN DISCUSSION

- When speaking, please identify yourself and where on the lake you are located.

# WRAP UP

- Tentative next meeting date/time: 9:00 am Saturday, May 25, 2024
- Questions, thoughts, and ideas are welcome
- Staffing of Committees is welcome
- Contact Information:
  - Dan Kocis - [danny.kocis@gmail.com](mailto:danny.kocis@gmail.com)
  - Rick Oakley – [rhoakley5@gmail.com](mailto:rhoakley5@gmail.com)
  - Lou Ianitelli – [louianitelli@gmail.com](mailto:louianitelli@gmail.com)
  - Gary Kay – [grkay5@gmail.com](mailto:grkay5@gmail.com)



THANK YOU