August 22, 2026 Lake of the Hills Association Meeting

I. **Call to Order:** President called the meeting to order at: 10:08AM

Attendance:

Position	Name	Present	Absent	**Accept Minutes Vote 1**	**Vote 2 Legal advice**	**Vote 3 Dam Repair Payment**	**Vote 4 Research website**
President	Scott Cole	X		YES	YES	YES	YES
Vice President	Patrick Graham		X				
Treasurer	Jana Schafer	X		YES	YES	YES	YES
Secretary	Beth Taylor	X		YES	YES	YES	YES
Trustee	Dick Moreau		X				
Trustee	Darrin Lienhardt	X		YES	YES	YES	YES
Trustee	Kevin Barney	X		YES	YES	YES	YES

Voting topics for votes 1-3 are below in the minutes as needed:

II. **Approval of the Agenda: Motion:** Darrin Leinhardt **Second:** Scott Cole

III. **Approval of the Minutes:**
BethTaylor shared association meeting notes are posted on the website.
Further discussion/additions/changes.

- **Motion** to accept the minutes: **Motion:**Kevin Barney **Second:** Jana Schafer
  Vote (#1) :5-0 motion passes

- **Communications:**
  Discussion was had about adding in a communications section to our agenda to share any emails,letters, or phone calls that needed to be shared with the group.
  A. Letter from a resident inquiring about dam repair assessment. Scott will follow up.
  B. Letter was sent to Jana- Scott will follow up
  C. Matt Lyon emailed and Beth Taylor called State Representative Jerry Neyer regarding our dam, EGLE regulations and inquired about potential grants to help our association with the dam repairs. Jerry will be coming to visit the lake on Labor day and meet with the Board. We will also give him a boat ride/tour of the lake.

IV. Reports:

President

- Intake:
  - Paused activity in July- Scott has tasked Pat to reach out to the Rankins to see about their willingness to share in an agreement regarding the berm. The response from the Rankins was that they were willing to have the boards

attorney draft a maintenance agreement and would also like us to pay their lawyer fees to review it. We did not agree to pay for their attorney at this time, but Scott has received 2 lawyer recommendations from Spicer. They will be able to tell us if a maintenance agreement makes sense and potentially draft it.

- Everything is ready to go regarding the maintenance but it is too late in the season to apply for the permit this year. Spicer believes losing the bern wouldn't put us in peril. But if it were to go, it would most likely be during a high water event.
- Motion to for Scott to seek legal advice regarding the intake maintenance,liabilities,and responsibilities using one of the lawyers that were recommended by Spicer.
    i. **Motion:** Beth Taylor **Second:** Darrin Lienhardt
    ii. **Vote (#2) :**5-0 motion passes

- Spicer Change:
    - *From Spicer: Per our discussion, attached is the previously executed agreement with Spicer Group Inc. for preparing plans for replacement of the weir with a total fee of $25,400.After completion of our field review of the entire structure, it was determined that the right abutment wall looking upstream requires repairs as well.We have attached our findings to illustrate the additional area of interest to repair and additional sheeting design.The amended agreement attached totaling $30,000 intends to address the additional areas noted during the inspection completed by our structural team.*

      *These fees are independent of the emergency upstream culver repair drawings requested, however being tracked as the same project number. Please note, permit ready plans to replace the culvert **in-kind** have been developed and are ready for submission upon approval. It is our understanding that the Lake of the Hills Association is coordinating with the property owner. Spicer Group has ceased work until further authorization is provided from Lake of the Hills to progress with permit submission as requested on the letter agreement.*

Our efforts to date for both matters are as follows:

1. ***Upstream Culvert Repair (engineering costs)***
    1. *Invoice No. 246567, Development of Plans and Specifications and EGLE Correspondence $1,137.00*
    2. *Invoice No. 247557, Survey of Upstream Embankment and Culvert $703.00*
    3. *Invoice No. 248354, Development of Plans and Specifications $2,646.00*
2. ***Pier Repair (engineering costs)***
    1. *Invoice No. 246567, Site Visit and Inspection of Dam $1,188.00*

Motion to formally approve for Scott to sign as we owe this for work previously completed and agreed to pay: **Motion:** Darrin Leinhardt **Second:**Kevin Barney
Vote (#3) :5-0 motion passes

- Association Lawyer:

- An initial meeting was held between Georgianne and Elissa for one hour with Attorney Andrew Thompson Law Firm: Poznak Dyer Kanar Schefsky Thompson in Midland in April of 2026 with the purpose to look over our bylaws. The meeting was scheduled and billed for 1 hour.
- The Board tasked Beth to request a meeting with Elissa and Georganne to review what they had learned, then Beth will bring a draft of updated bylaws to bring to the group to begin our first formal discussion in preparation for the annual meeting.
- Per notes from the last meeting: Scott would also like the board to come to the December meeting with a potential structure to the dues that includes consideration for lots on and off the water.
- Scott has asked Jana and Darrin to meet to calculate the funds needed and an estimated amount moving forward. Once the structure is presented and agreed upon at the annual meeting then moving forward the only thing to change year to year may be the amounts depending on what is needed.

Vice President: No report. Pat was absent due to the passing of his mother. The board expresses their deepest empathy and condolences to Pat and his family during this difficult time.

Treasurer: General Fund $24,538.08
Dam Repair Fun; $114,455.43
61% of dam repair funds have been paid in full
7 residents are currently in payment plan

- Darrin has attempted to contact all 11 people on the list for any past due invoices prior to March of 2026. Jana will sent on last notice with all monies due by October 1, 2026. Any still unpaid, Darrin will begin the collections process.

Fish Report: No report. Dick was absent

Trustee(s):

- Kevin Barney: Looked into the neighborhood watch and unfortunately the program would require multiple community partners including law enforcement, city council, and many residents. So it is not a viable option at this time. Recommends: We look into the “Next Door App” to give residents a place to share information and look out for each other.

- Darrin Lienhardt:
  - Discussed the need for an upgraded website. We can have a website that can allow for residents to log in and see specific lake items, as well as take electronic payments, ask questions of the board. This would also allow for more streamlined communication.
    - **Motion** for Beth to get quotes on the set up, board training, and ongoing maintenance of a new Association Website. Authorized up to $1500.
      - **Motion:** Darrin Leinhardt **Second**: Jana Schafer
      - **Vote (#4) :**5-0 motion passes

V. Old Business:

- Collections Process: Pat was not present to share the information he had received from Denise Hall. But Darrin and Jana have a process to move forward.
- Neighborhood Watch: Kevin addressed in his report.
- Other
  - Beth: No wake Signs - gave to Scott Cole
  - Association Picnic- Participation was lower than expected due to the weather. Hopefully next year will be better!

VI. New Business:

- None at this time

VII. Comments/Announcements:

- None at this time

VII. Adjournment: 11:57 AM **Motion:** Scott Cole **Second:** Darrin Leinhardt

Next Board Meeting: December 5, 2026 at 10AM - Darrin Leinhardt's house