MBPH Minutes for General Member Meeting June 7, 2025

Quick recap

The general membership meeting covered various administrative and policy matters, including treasury updates, bylaw changes, and park maintenance protocols. The board discussed enforcement procedures, violation policies, and legal services budgeting, while also addressing concerns about unpaid dues and collection methods. The conversation ended with board elections, where new members were elected, and plans for upcoming community events were discussed, along with a brief review of voting process issues.

Next steps

Board: Prepare and distribute the exact wording of bylaw changes to all members before the next meeting for voting
Board: Research and verify if certain members have paid their dues to validate their proxy votes that were not counted in the election
Board: Implement new process for placing liens on properties with unpaid dues, including contacting delinquent members one final time before proceeding
Board: Update policy documents to include Association's email address and potentially add QR codes for easier access
Board: Update the park violation policy to clarify that the Board majority is required for violation decisions and appeals
Board: Schedule and organize park cleanup day for July 26th, including brush removal and wood chip path installation along shoreline
Board: Install signage in the park area with rules and regulations, potentially including QR codes for easy access to policies
Board: Post the updated pier wait list on the website
New Board Members: Meet after the meeting to discuss roles and responsibilities
Brian: Complete final financial documentation transfer to new treasurer

Summary

Call to order

Joe called the meeting to order at 9:07am

Quorum verification

Officers present: Joe, Shawynn, Jamie, Jim, Erin, Brian, Jamie, Rick, Bob via Zoom

Membership quorum was met: 29 registered attendees, with 21 voting proxies totaling 50 were represented.

Confirmation of meeting notice

Meeting notices were published at: Deegan’s Our Own Hardware, Edgerton; Carl’s Shell; Newville Mobil; Facebook;MBPH website.

Reading of MBPH, Inc. Code of Conduct

Meeting minutes

Meeting minutes for October 12, 2024 were supplied and posted. Motion by member #50 to accept, second by member #37, motion carried

Treasure Report

Brian reported that we have $4946.53 in the checking account with $1950 in increased pier lease fees and approximately $1100 in attorney/legal fees.
Motion by member #19 to accept the treasurer report, second by # 27, Motion carried

Meeting: Policies and Finances

The board meeting began with Joe thanking outgoing members for their time and recognition of board members' efforts in policy and bylaw changes. A concern was raised about the distribution of bylaw change information, which was deemed a violation of bylaw requirements, though the issue was tabled for further discussion. The conversation ended with a brief overview of new policy forms and procedures, which had been distributed and posted for review.

Park Maintenance and Membership Protocols

The board discussed park maintenance protocols, including a new form system for tree removal and park work that requires Board approval. They addressed concerns about unpaid dues, noting that while they are moving towards paperless billing, some members still need to be reminded about payments, with penalties of $20 for late payments and potential liens for larger amounts. The board also clarified the pier lease system, explaining that anyone can access spot #2 and it will be maintained for access of all members, pier spots require membership and insurance. The possibility of selling the park property was asked and discussed, though this would require further legal consultation with the membership.

Park Policy and Enforcement Updates

The board discussed park policies and violation procedures, with concerns raised about the proposed fines and lack of warnings before enforcement. They clarified that the current policy is not part of the bylaws but will be incorporated when bylaw changes are approved. The board agreed to add language specifying that the majority of the board must agree on appeals and to include all common areas in the policy. They also discussed the need to clearly communicate rules to new residents and potentially use QR codes for easy access to information. Member #19 recommended to have a first reading of the prepared changes to the by-laws put into record at this meeting. Reading was duly recorded.

Legal Budget and Collection Strategies

The board discussed adjusting the legal services budget limit from $1,200 to $1,500, Noting it's important to defend the association when necessary.
Motion from member # 19, second by member #27 to increase legal fees to $1500/occurrence.
31-yes
20-no.
Motion carried
Exploration of the possibility of placing liens on properties with unpaid dues, estimating a $230 cost per lien report, though they questioned the financial viability of collecting small amounts. The board also considered offering new property owners a discounted rate to settle past due balances and discussed their current collection methods, including sending letters to former owners.

Bylaw Changes and Spending Votes

The board reviewed proposed bylaw changes that primarily focus on clarifying the definition of "good standing" and its requirements for voting rights. The changes include specifying that members must be in good standing to vote, pay fines, and maintain property rights, with the registered agent position also requiring updating. The board agreed to give the changes a first reading and will vote on them at the next meeting after finalizing the exact wording regarding meeting locations and representatives.

Board Election and Park Cleanup

The board discussed implementing gift card rewards for meeting attendance and planned a park cleanup event for July 26, which will involve removing brush and spreading wood chips to create a shoreline path. The conversation ended with Brian Leonard, the treasurer, expressing gratitude to the community and offering his continued support to the board.

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Maple Beach Board Election Meeting

The annual meeting focused on the election process for the Maple Beach Property Association Board, with four seats open. Current board members seeking reelection included Jim Belanger, Bob Garza, and Eric Rick Richardson. New candidates seeking election were Dave Bersing, Don Nolfi, Geri Nolfi, and Alice VanBuskirk. Each candidate shared their reasons for running, emphasizing transparency, fairness, and a commitment to serving the community. The board members discussed their experiences and the importance of maintaining cohesive and functional policies for the association's future.
The board election vote counts are as follows:

Eric - 34
Donna - 28
Geri - 27
Alice - 27
Bob - 26
Dave - 25
Jim - 22

Treasurer Brian Leonard indicated to Eric during the meeting before the election voting took place that some members providing proxy applications were not up to date on dues payments and could not be allowed. Eric interjected with concern for proxy votes that were not allowed because of unrecorded payments of dues and could change the vote outcome. The meeting focused on a voting process issue where some proxy payments were unclear, with approximately 3 votes in question. Shawynn recommended, and it was decided to accept the current vote count as is, but agreed to investigate the unverified payments after the meeting. They discussed potential methods to verify payment status, including text messages or screenshots, and planned to follow up with affected members to resolve the issue. The proxy votes in question were NOT cast or counted in the final election total.

Gift card drawing

Two gift cards for $25/ea were drawn for Members.

Adjournment

Meeting was adjourned at 11:11am

Immediately following the standard membership meeting, the Board of Directors, including the newly elected members, convened a brief session. During this meeting, the Board conducted a recount of the election votes, confirming the results as previously reported.

Officer positions were then nominated and voted on by majority vote of the Board. All nominees accepted their roles during the June 2025 meeting. The assigned officers are as follows:

- Joe Rossi – President
- Geri Nolfi – Vice President
- Rick Richardson – Secretary
- Donna Nolfi – Treasurer