

**Birch Shores Property Owners Association Annual Meeting
Saturday, August 31, 2024, at 10:00 am**

Minutes

Present: Brett Barager (President) Kip Roe (Treasurer) Bob Spencer (Vice President)
Renee Beniak (Secretary) Absent: Dave Shellenberger (Trustee)

- **Brett Barager called the meeting to order at 10:02 am** and reviewed meeting guidelines to keep initial comments to 3 minutes per individual until everyone has had a chance to speak, then additional comments can be made keeping in mind a goal of a 1.5-hour meeting time limit.
- **Deceased owners** were acknowledged by Bob Spencer and a moment of silence was taken for Claudia Borcherts, Larry Flanders, Prentice Brown, and Diann Voglino
- **New owners** were welcomed and asked to stand and introduce themselves.
- **Roll call** of members in attendance was taken and a quorum was determined to be present.
- **Review of 2023 annual meeting** minutes was conducted. A motion was made, seconded, and passed with all in favor and zero opposed accepting the minutes as presented.
- **The Treasurer's Report and 2024-2025 Budget was presented by Kip Roe.**
- **Old Business**
 - Brett Barager reminded members and guests that the speed limit on the road is 25 mph and to drive with care. Additionally, aggressive dogs were discussed with a sever dog bite happening just recently. The State Police were called, and the bite resulted in a trip to the ER. Homeowners must be responsible pet owners for both their own dogs are dogs that are visiting.
 - There is information on the BSPOA website on how to get on the ballot to become a board members. New board members are always needed as current board members term out. The date to submit your name and a short bio to the current board is listed on the website: <https://birchshores.com/>
 - BSPOA support for Trout Lake 4th of July Fireworks for 2025 was discussed and motion was requested to fund \$500 for 2025 Trout Lake Fire Works. A motion was made and seconded. Motion carried with zero opposed.
 - ORV Riding on BSPOA roads was discussed and signs will be purchased by the board. Members should be familiar with the rules and be sure guests and especially children are following SOM ORV rules.
<https://www.michigan.gov/dnr/things-to-do/orv-riding/rules>

- Short-term rentals were discussed. A number of members spoke up about their concerns with short-term rentals, especially members whose homes were next to a rental with people up at 2 – 3 am, loud, bon fires, pets running loose.
- Brett Barrager discussed the letter from the attorney the board requested to look into BSPOA governing documents, and it was this attorney's opinion that property within the association is intended as single-family residential use only renting through VRBO and Airbnb companies has been determined to be a business as established by Michigan case law.

A motion was made to 1) establish a fine policy specific to short-term rentals and to also establish a committee of volunteer members to assist the board in the development of a policy and procedure to implement related to short-term rentals. A motion was made by Missy Vitek and seconded by John Simaz. A vote was taken and counted with 30 yes, 8 no. Two-thirds of the members present at the meeting voted yes. Motion carried.

- **Items from the Floor included discussion of aggressive dogs, adding more gravel to parts of the road by section based on need was discussed vs just going section by section. One member suggested the board look into online payment options as opposed to sending a check.**
- **Board Election** (2 members not on the board or running for office volunteered to count the ballots: Diane Waterman and Dave Blake-Thomas). The count was delivered to the secretary to read to the membership: Sue Buitenhuis received 31 votes, Kip Roe 29, Neal Kuehn 30, and Renee Beniak 35. Neal and Sue will be joining Brett Barager, Bob Spencer, and Renee Beniak for the 2024-2025 BSPOA Board of Directors).
- **Short-term rental Fine/Policy Committee Volunteers**
 - **Tammy Linn, Jim Thornburn, Missy Vitek, Lori Kuehn, Diane Simaz**
- **Meeting Adjourned 11:25 am.**

New Board of Directors Meeting

Brett Barager called the meeting to order at 11:34 am. All board members present.

Agenda: Board of Directors election of officers and bank designees

Renee Beniak made the motion for the following slate of officers. Seconded by Bob Spencer.

Motion carried. 5 yes, 0 no.

Neal Kuehn, Treasurer, Sue Buitenhuis, Trustee, Renee Beniak, Secretary, Bob Spencer, Vice President, Brett Barager, President.

Central Savings Bank Signers: President Brett Barager and Treasurer, Neal Kuehn. Patrice Roe is to be removed as signer at Central Savings Bank.

Meeting Adjourned, 11:46 am.