

Siteholder's Meeting
August 9, 2008
10:05 a.m. Red Barn

Call to order by Camp Chair Ellen Elrick

Roll Call: 79 sites were represented

Treasurer's Report-

Hazelhurst- Treasurer Grazyna Wisniowska was not present due to illness. The Camp Chair reported that she had no handouts from the Treasurer to distribute at this meeting. Prairie Club-The Club would be sending out the tax and assessment information to the members at a later date.

Minutes from the July 5, 2008 Siteholders' meeting were modified as indicated:

1. Conservation: Regarding Ash trees, Sharon Lemler said it should state the infected trees should not be removed from the camp.
2. Community Relations: Regarding the development of a Chikaming Township vineyard into a new subdivision, Mike Kozubek wanted to include the name of the vineyard. It is the Laven Vineyard on the Red Arrow Highway.

Frank Calkins moved to accept the minutes with the additions. The move was seconded and approved.

Hazelhurst Camp Facilities- The facilities have been used extensively this summer.

Committee Reports-

Camp Council-Marilynn Gorawara, reported on the August 2, 2008 meeting of the camp council. She stated that Charlie McKelvy and she would complete their terms at the end of the year, and the committee recommends approving Natalie McKelvy and Larry Bergman as new members for the next term. At the meeting, a siteholder's request to allow storage only of snow mobiles and jet skis on trailers in the parking lot area was discussed and voted upon. It was not passed. Proposed new Rule 13 and 14 were discussed at length. The Camp Council recommends that Proposed New Rules 13 and 14 be passed. The vote on Rule 13 was divided with five members in favor of the 1500 square foot footprint limit and four members in favor of the 1200 square foot footprint limit.

Beach and Boat-Reminder to everyone that all chairs, umbrellas, toys, etc. should be removed from the beach, and the area behind the dune, by early October. A work party will remove anything that remains behind the dune at the end of October. Ellen Elrick will send out an e-mail at a later date to organize the work party. The items removed will be sorted with useable items donated to charity and all other items disposed of in the trash.

Activities-The camp had a fantastic summer of activities at the barn, club house, and on the beach. There were nature learning labs, jewelry making, and 4th of July activities on

the beach, the annual hike to Warren Dunes, the Prairie Club Centennial play, and much more.

Library-Reminder to return all library books before leaving the camp.

Roads-A different surface was tried this season to see if it would provide more staying power, but there appears to be a problem with the new surface.

Hazelhurst Highlights-Fran Graef, Sue Tingle, and Zoe Elrick worked diligently putting together the Highlights all summer.

Building and Sites-There was a handout available on the back table from the Hazelhurst Camp Entrance Landscape Ad-hoc Committee regarding options being considered for improving the entrance and asking for ideas and opinions. Please be sure to pick one up.

Conservation-There were some chestnut tree saplings available for viewing, on the back table. They were grown by Gerry Donnelly from the seeds gathered last fall. There was also a hand out on the back table that included lists of recommended native plants for Camp Hazelhurst and lists of non-native and invasive plants.

Ad-Hoc Recreation Area-The results of the survey that were returned to the Ad-hoc Recreation Area Committee showed that the majority of the people wanted to see some picnic tables in the recreation area. The committee will respond to that recommendation.

Beach and Boats-A reminder that all catamarans and canoes on the beach must be tied down by something that is heavy and buried, to protect the boats from blowing over during high wind. It is suggested to use a buried cement block.

Any corrections to the Camp Hazelhurst big map are to be given to Gerry Donnelly. The Camp Chair asked all the committee chairmen and members to stand up for recognition for all of their hard work throughout the year. She also thanked all of the volunteers.

Old Business-

Frank Dudley Painting-Ad-hoc Committee Chairman, Sally Craig reported that the committee met at her mother's cottage. Their conclusion was not to make a decision on the future of the painting at this time, so that further information could be obtained as to costs. The painting was available for viewing at the meeting. Sally gave a short history of the painting. The committee came up with three possibilities of what could be done with Camp Hazelhurst's Frank Dudley Painting:

1. Develop a system to loan the painting out to members for a fee
2. Continue with the present system
3. Sell the painting and use the generated funds for a specific capital improvement dedicated to the Evans family memory.

The committee had discussed the pros and cons of all three options. They felt that the first would not work out, but the other two were still being considered. The committee wants to continue the discussion of the proposed options next year. For now, they would

like to have the painting restored, cleaned, and appraised. Sally Craig made the motion to allow the committee to make the decision to have the painting restored, cleaned and appraised. The motion was seconded by Frank Calkins. A discussion followed and a question was raised as to the cost of having this done. It was reported that the cost was not known as of yet. The motion was approved with a unanimous voice vote.

Historical Project-Betty Craig's historical binder project which was discussed at the July 5, 2008 meeting is still in progress. Funds will be sought for the project through the Hazelhurst budget.

New Business-

Tennis and Basketball Courts-Frank Calkins reported on the cost of the repairs that are needed for the tennis and basketball courts. The courts are currently useable, but are in need of refurbishing. The courts were last repaired in 1992. He received two estimates to power wash, fill the cracks with latex caulk filler, apply two coats of asphalt coating, and apply two coats of two different color paints. The estimates only varied by \$10.00, with one for \$6950.00 (Arnst) and the other for \$6940.00. He recommended the higher bid because the difference was minimal and the higher bid was given by the company that had been used previously, so their work was known to be good. The work would be done in the spring of 2009. The final price could vary somewhat because the products used are oil based and therefore their cost could fluctuate with the price of oil. Frank Calkins made the motion to recommend spending \$7,000.00 to have the tennis and basketball courts refurbished in the spring of 2009. Sue Tingle seconded the motion, and a discussion followed. A question was raised as to whether the funding was available. Ellen Elrick said the funding was in the Hazelhurst budget. It comes from the yearly \$150.00 assessment of each site for camp improvements. The motion was approved with a unanimous voice vote.

COLA for Caretaker Position-The Camp Chair discussed giving a cost of living increase to the caretakers, Jeff and Rhonda Murray. Last year they received a 3% COLA raise. The information for the amount of the increase for next year comes out in October of 2008. Ellen stated that the past year has been a difficult one for the Murray family, although Rhonda is currently improving. She said that she had received a phone log from Rhonda, but did not receive a maintenance log from Jeff. It had been dropped during Rhonda's illness, but the written record is being re-established. Sue Tingle moved for a cost of living adjustment raise for the caretakers based on the COLA index figures. Otto Becker seconded the motion. A discussion followed. Bob Nielson asked if a maintenance log would be provided next year, to which Ellen Elrick answered yes it would. The motion passed with a unanimous voice vote. It was then suggested it be brought to everyone's attention that donations can still be made to the Murrays to help them defray Rhonda's medical cost, and a notice in regards to the donations would be included in a future issue of the Highlights.

Consideration of Rules Changes (Building and Sites Report)-The Camp Chairman stated that siteholders from all sized cottages contributed their time and energy to the Camp Hazelhurst community. There has been a great amount of discussion in the two

meetings held in July and informally among the siteholders concerning the New Proposed Rules 13 and 14. Ellen asked that all present respectfully listen to each other, and let everyone express their opinions in an orderly fashion.

Don Gray, of Building and Sites gave his report on the proposed changes to Rule 13 and 14, the survey results, and what occurred in the discussion groups. He used charts and graphs to aide in his talk. The information was also included in the handout available on the back table. He stated that the information for all of the cottage footprints was obtained from Chikaming Township. This information was used to tabulate the information for the charts. He also stated that there is no correlation between the width and footprint. The main function of the width was to limit encroachment between adjacent cottages. The committee had suggested a 1500 square foot footprint with a set back provision. Then, in July, they distributed a three part survey and had two informative discussion meetings. They had a good response to the meetings and the survey, with 56 surveys returned. The survey results showed a strong preference for some limits on cottage sizes in part one, with a preference for a limit of 1500 square foot footprint in part two, and to continue the use of Rule 25 in part three. He then went on to highlight the features of the proposed revisions to Rule 13 and 14. Bruce Anderson used a picture of his cottage to help illustrate the different aspects of the Proposed Rule 14. A handout was available of the Old Rule 13 and 14 and the Proposed New Rule 13 and 14. He said that one problem with the separation was that in different areas of the club there was a wide range of separation distances between cottages. Cottages 1-34 had an average separation of 46 feet, cottages 35-64 had an average separation of 56 feet, and cottages 102-225 had an average separation of 70 feet. Therefore a 20 foot set back between cottages is okay for Chestnut and Ravine roads, but not for the other areas. Doug Elrick then spoke on the relationship between the square footage of Camp Hazelhurst land and the square footage of the siteholders' cottage footprint. Currently, the cottages' square footprint is 3.94% of the 59.95 acres of the camp. The cottages and the Prairie Club property's footprint is currently 4.52% of the camp's acreage. If all the cottages whose footprint is smaller than the proposed 1500 square foot were to go to 1500 square foot footprint, then they would be 5.5% of the total land acreage of the club. The combination of the cottage footprints and Prairie Club building's footprint would then be 6.1% of the total land acreage.

Proposed New Rule 13-After the presentation by Building and Sites, the Camp Chair asked if there were any motions from the floor. Sue Tingle proposed that the New Rule 13 be accepted. Chuck Manthey seconded the motion. A lengthy discussion followed. There were many opinions. Some were for smaller square foot footprints, some said that they were confused by the survey; some wanted the 1500 square foot footprint. Otto Becker brought up a question as to why we should consider the rule change to Rule 13 with the amount of the set back still in question. There were opinions that the smaller footprint size would cause all of the old, small cottages to resort to demolition and new construction if they wanted to expand at all. The question of compliance with the rules was also brought up, and the clubs lack of enforcement of the rules. Some of the comments on the surveys were read by Bruce Anderson. Some wanted to put off the vote, while others wanted to continue. The question was posed by Tom Luthy as to whether there was a tax break for the club because we were cottages, and would we lose

it with bigger houses. Ellen said that there was no tax break for that. The only tax difference was for whether or not we had beach access. The issue of variances was also brought up, and whether it is over used. Ellen said that not all remodels need variances. Annette Robinson made a motion to amend New Rule 13 to change 1500 to 1200, and to remove the second paragraph, leaving the issue of the set back for a latter date. The motion was as follows: **The maximum footprint area of any structure, including porches and decks, may not exceed 1200 square feet. The footprint area is understood to be the overhead plan view or horizontal projection of the cottage, excluding eave overhangs and patios.** More discussion followed with members expressing their need for a larger footprint than 1200 square foot.

Jeanne Fields moved to table the entire motion, and it was seconded by Katie Clancy Scheer. Ellen said that according to Robert's Rules of Order, there would be no discussion on a move to table. A roll call vote was made with the results being 54 voting no to the move to table and 25 voting yes. The move to table the motion did not pass. The discussion on the motion then continued with many members expressing their opinion for and against the motion.

Dick Spurgin moved to call for the question to vote on the amendment. Frank Calkins seconded. Ellen said that 2/3 approval was needed for the call for the question to pass. A show of hands vote resulted in 68 people voting yes. The call for the question passed. The proposed amendment to the Proposed New Rule 13 was voted on with a roll call vote. 53 voted yes for the amendment while 25 voted no. The amendment to Proposed New Rule 13 passed.

Bruce Anderson proposed a motion to retain the current Rule 13 in regards to the 26 foot rule. Natalie McKelvy seconded the motion, and a discussion followed. It was voiced that the 26 foot rule with the 1200 square foot footprint would be too restrictive.

Lloyd Anderson made a motion to revise the amendment to Proposed New Rule 13 by putting the second paragraph back in the amendment. Bruce Anderson then removed his motion from the floor. The motion to restore the second paragraph of Proposed New Rule 13 to the passed amendment was made by Lloyd Anderson. John Parker seconded the motion. Annette Robinson accepted the friendly amendment.

Janice Johnson made a motion for an amendment to change the set back from 20 feet to 40 feet. It was seconded by Natalie McKelvy. A short discussion followed with most agreeing 40 feet would be better than 20 feet. The Building and Sites committee was asked if 40 feet would be a good set back and they said yes. Frank Calkins then motioned for a call for the question. By a show of hands, the call for the question passed. A show of hands vote on the amendment of the second paragraph of the Purposed New Rule 13 to read: **In addition, to provide adequate space between units, cottages and appurtenant structures must be located at least 40 feet away from neighboring structures. When cottage expansions are planned, they may encroach no more than one-half of (the shortest original distance between adjacent cottages minus 40 feet). This distance is to be based on the footprints as of 7-1-08, provided more than the minimum 40 foot separation is available.** This amendment was called Rule 13a. The amendment passed with a voice vote.

Proposed New Rule 14-Otto Becker made a motion to pass Purposed Rule 14 and the motion was seconded by Francis Graef. The motion was followed by a discussion. Some

expressed their concern about the language in the fifth sentence of the Proposed New Rule 14. They felt there was confusion in the language. Building and Sites explained the rule. It was agreed the language was confusing, so sentence five was deleted and replaced with another sentence. The proposed amendment to New Rule 14 to read: **No structure may be more than 1-1/2 stories in height. The maximum floor to ceiling height in lower story areas (including basements) where there are rooms overhead is eight (8) feet. The overall height of the attic or loft area floor to the roof ridge may not exceed 13 feet. The overall height of the structure from the ground to the roof ridge may not exceed 23 feet above the first floor entrance level. Half story attics or loft rooms may not have exterior walls greater than four (4) feet in height. The sidewall height of the gabled dormer shall not exceed four (4) feet. Dormer windows with gabled roof (if installed) cannot exceed 33% of this external wall area.** More discussion and questions followed the reading of the amendment. Rick Baum motioned for a call for the question on the amendment to Proposed New Rule 14. Rick Crumpacker seconded, and the call for the question passed with a voice vote. The voice vote on the amendment for Proposed New Rule 14 was not definitive, so a show of hands vote was conducted. The results were 43 yes votes for the amendment with 25 no votes. The amended New Rule 14 passed. Ellen said that the results of the elections of the meeting will be presented to the Board for their approval in September.

Slate for Election- Camp Chairman: Janice Johnson

Camp Vice-Chairman: Marilyn Gorawara

Camp Council: Natalie McKelvy and Larry Bergman

The motion to accept the slate of candidates was made by Bob Nielson, seconded by Megan Hughes, and passed with a unanimous voice vote.

The meeting was adjourned at 1:07 p.m.

Respectfully submitted by,
Dawn Bergman