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October 25, 2017

BETSIE CREEK CROSSING FALL NEWSLETTER

RECAP OF SEPTEMBER 14, 2017 ANNUAL ASSOCIATION MEETING

The meeting started with a report of our efforts to get enough votes necessary for a quorum to officially elect our volunteer board. The vote break-down was 7 owners present (not counting the board), 13 ballots mailed in, and 19 ballots collected door-to-door. This is not enough votes for a quorum as a minimum of 43 votes are needed. The ballot deadline was extended another week to allow time for door-to-door ballot collecting from those remaining owners who were missed on the Sunday prior to the meeting. **The door-to-door collection worked!** We managed to collect 10 more of the mail-in ballots, and now after two years of unsuccessful efforts to get attendees to the annual meeting BCC Phase I now has an official voted board! Tanya Hunt has volunteered for the open position of Vice President. Thank you and welcome Tanya!

Our treasurer Chris Haase gave his report of our finances. Almost all our owners are current with their annual association fees. Those owners in arrears will most likely get a collection letter from the BCC lawyer. If you are overdue in your association fees, remitting to our treasurer even a partial payment will hold off a collections process headache. Also, Chris reported that we do receive payments in full when a property is sold as part of the mortgage closing process. Chris also reported that two of our owners volunteer to mow our entrance, along our main drive in the rough area, and through the Commons play area. Chris reimburses them \$50 each for gas to mow for the entire season. Thank you so much for volunteering!

Open floor discussion included:

Drivers going over the speed limit (25mph), Shawn Mcallister reported that there is a two year waiting list for the county's "Speed Limit Radar" sign that is available for neighborhoods to use to create driver speeding awareness.

Green Lake Township Ordinances on FIREWORKS and SHOOTING OFF GUNS, there is a link to the township web site on our BYLAWS section on www.betsiecreekcrossings.com

The possibility of changing the bylaws to allow for metal roofs as we have several houses that have replaced their asphalt shingles for metal roofing in violation of the BCC By Laws.

Increasing the liability insurance for the common area "park" and posting "use at your own risk" signage.

More information about our development is available on our web site betsiecreekcrossings.com. You can get a copy of our by-laws with maps and past newsletters. There is also a link to the Green Lake Township web site where you can read the local ordinances, trash, fireworks, guns and more, local community events, and the township property tax database.

Guest attendees from Phase II Volunteers President Rawlin Harrington & Treasurer Shawn Mcallister reported that they have consulted a lawyer who has advised them NOT to engage in any association business until they are officially elected as they would risk being sued for embezzlement and mismanagement of sub monies without a quorum. We have shared with them our mail in ballot form letter and the results of our success of going door-to-door to collect the votes necessary to fill the quorum.

Rawlin and Shawn have been unable to get enough owners to attend their 2016 annual meeting held at the Hofbrau Restaurant and have been very discouraged by lack of owners interest so much so that they have decided not to even try to set up a Annual Meeting for Phase II for 2017. The following notice has been **posted September 20, 2017, on the Betsie Creek Crossings Phase II Face Book site:**

UPDATE :

- 1. Last week we attended the BCC1 meeting. We were able to share information we have been able to obtain from the Sheriff's department regarding obtaining a digital speed limit sign as well as from a local attorney regarding embezzlement and spending sub monies without a quorum vote. Unfortunately they were not receptive and began mocking us, etc.*
- 2. The common area signs. We have had significant difficulty keeping the signs in their locations. Several have been stolen. And apparently someone has contacted Eastwood homes to complain and there is now a dispute over the common area vs. Owned area. We do have the plot map and will make sure that the appropriate land ownership is handled.*
- 3. We are VOLUNTEERS. We have asked for help. We have asked and tried to get enough people to come to the meetings to have votes and be able to do things that would benefit the sub. People do not come. People do not help. People do not volunteer and thus cannot vote. We have been harassed. Treated like we are criminals. I am done with it! You have an association but are apathetic to how it is run but expect us to do things without approval. We have spoken to an attorney regarding next best steps. You will ALL receive a formal mailing with further information. There will be NO yearly meeting.
Good day!*

Unfortunately, the original developers set up two separate incorporated associations. Past efforts to merge the two business entities revealed a very expensive legal process that past board members decided not to pursue. We wish Rawlin and Shawn good luck and hope for the best with their continued efforts to get their neighbors involved with their board.

Annual Christmas Holiday Decoration Contest!

We encourage all of you to go all-out with holiday decorations this December. We will have a Secret Santa Judge to award the winner of a gift certificate to a local restaurant! We need to show-off our community pride! You could win the **Clark Griswold Award for the Most Holiday Lights!** Let's give Morgan Run and Cycle Moore a run for the money! Booyah!

Have a safe and happy holiday season!

