



Minutes

Date: April 10th, 2026,

Time: 7:00 p.m.

Location: Michelle Childs

(Fiscal year June 1, 2025, thru May 31, 2026)

President: Yvette Mullins

Vice-President: Rebecca Cook

Treasurer: Michelle Childs

Secretary: Joy Mittig

Board member: Matt Deland

Guests: Sandy and Dwane Kallek, Tony Sweitch, Darin Childs, Michelle and Jason Kniss, Phil and Carry Bissel

- I. **CALL TO ORDER:** Yvette call to order 7:03pm
- II. **APPROVAL OF MEETING MINUTES:** Rebecca made motion to approve, Michelle second, all aye
- III. **APPROVAL OF FINANCIALS:** Yvette asked for motion to do financial after all business; Michelle motion to approve, Rebecca second, all aye. Discussed what dues may need to be raised to? Financial situation is bleak; motion to approve April tax bill; Yvette makes motion, Rebecca seconded, all ayes.
- IV. **COMMITTEE CHAIRS:**
 - a. Building: Taylors at Lake have not given official to sign
 - b. Election: Sandy suggested someone else learn how to do it + she will train them; discussion ongoing. Michelle Childs will reach out via email. Tony will help. How to assure someone's # of proxies is accurate.
 - c. Forestry: Higher potential for fire danger
 - d. Lake and Park: Met with Taylors (proceeding with house build) > have to move the swingset 10ft and all the posts in the ground, move the entire volleyball net. Maybe change the appearance of the park a little bit? More user-friendly; get a group to go there and brainstorm about layout. Add "no fireworks" to sign?
 - e. Oil and Gas Remediation: None
 - f. Road and Snow: Last couple of snow issues; wet heavy snow plowing creating large tailings on the edge of the road. Need to remind members of snow fallen vs cost vs items members complained about and resulted in changes (plowing at 4" vs 6"). Jason volunteered to come up with a chart that shows snow and cost over the years.
 - g. Dumpsters: New contract, addition of recycling dumpster. 5 year price locked in + when dumpsters overfill, not charged. \$900 locked in for 5 years. Pay attention to how full dumpsters are vs recycle bin; in the future, add another recycle bin and remove a trash bin?

- h. Social Media: Sandy suggest create WVPOA Instagram account (can post stories from Instagram to Facebook)
- i. Special Events: WVPOA 250 family fun day, weekend after 4th of July?
- j. Welcome: None

V. OTHER BUSINESS:

- a. Increasing dues: Hirzel law (only works with POAs/condos); Yvette and Michelle met with them; in short, we do not have to provide dumpsters, snow removal, or road maintenance (nothing in by-laws or county zoning). If membership dues need to be increased, take it to membership. If members don't pay for the services they want, the service goes away. Our membership dues have stayed the same (\$40). People say "you have to do this, our dues are voluntary", but only for membership, not special assessments. We have to vote to increase membership dues. Want to change bylaw, need 2/3rds of all property owners; this is not that. This vote would be to adopt a new dues structure, strictly by membership in attendance.
- b. Tony suggested adopting a special assessment district; the county manages the program, goes on tax bills, goes for 5 years. Tony will spearhead this, go down to the county and confirm everything he's researched.
- c. Dues billing annually or biannually? What's easier for people
- d. Solar energy restriction policy adoption: state of Michigan required all POAs and HOAs to adopt a solar energy policy
- e. Annual meeting prep
- f. Snow removal for the season

VI. FUTURE BUSINESS:

VII. NEXT MEETING:

- a. Date: TBD

VIII. ADJOURNMENT: Yvette makes motion to adjourn 8:46, Michelle second, all aye