

**C & O Club Association**  
**Minutes of Annual Meeting**  
**July 3, 2009**

The 2009 Annual Meeting of the C & O Club Association took place on Friday, July 3, 2009 at the Charlevoix Depot. Paul Hoelderle, President, presided. The meeting was called to order at 9:05 a.m.

I. Determination of Quorum

The following units were represented in person: Unit 1 (Randolph); Unit 3 (Frederickson); Unit 4 (Braun); Unit 7 (Beck); Units 11, 23, and 32 (Buchanan); Unit 12 (Brode); Unit 16 (Helstrom); Unit 17 (Czar); Unit 18 (Wolohan); Unit 20 (MacKenzie); Units 21 and 31 (Hoelderle); Unit 22 (Kalbfell); Unit 24 (Lipshaw); Unit 27 (Bickersteth); Unit 28 (Barnes); Unit 29 (Haggard); Unit 33 (Johnson); Unit 34 (Risi); Unit 35 (Jackson); Unit 36 (Stilson). There being 23 units represented in person or by proxy, Paul Hoelderle declared a quorum was present.

II. Review and Approval of 2008 Annual Meeting Minutes

Upon motion and support, the minutes of the 2008 annual meeting were approved.

III. President's Report

Paul Hoelderle reported on the two major events of the preceding year, (a) the successful replacement of the C&O Club Drive wall, which reflected the good work of the contractor, and the cooperation and support of the unit owners, and (b) the purchase for \$10,000 of a 28 x 38 parcel bordering Stroud Court in order to resolve a dispute with Monte's Car Wash.

IV. Treasurer's Report

Ron Czar gave the treasurer's report. The 2008 financials had been posted previously on the website. Ron reported that we have a financial plan, and we are on plan. The wall was fully paid off. A system of financial controls for contractor work is in place. Every piece of work requires a fixed price and a scope of work description.

There is likely serious maintenance work that is going to be necessary on the roads in the next several years. Ron hopes that there will be sufficient funds at the end of the year to make a contribution toward a reserve fund for the road.

Vince Currier is on a fixed fee contract, with equal payments spread over the year, and that is working out well.

On motion and support, the treasurer's report was accepted.

## V. Dockmaster's Report

John Kalbfell gave the dockmaster's report. He reminded everyone that the first 75 feet of dock constitutes a common element. There is a question about the long-term viability of the present dock pieces, which have lasted seventeen years. John is discussing this with Greg Welch at Michigan Lake Products. Among other things, we are considering replacing sections on a yearly basis.

There is no reserve fund for replacement of the docks. As to the portion of the dock maintained by participants in the Dock Fund, there is a \$9,000 cash balance.

There was an extended discussion of the placing of hoists by John Stark, whom everyone agreed does a good job. While each owner pays Stark separately for taking hoists in and out, there is some need for coordination and sequencing. The question was whether it was worth it to put the work out for bid. Marge Wolohan agreed to serve on the dock committee to work with John Kalbfell in looking at other contractors.

John noted that we have a perfect safety record.

## VI. Old Business

The only old business was a discussion raised by Phil Frederickson's comment about continued speeding despite the speed bumps. Several owners expressed views, generally taking that people needed to act on their own like traffic cops in dealing with speeding when they saw it, either by telling drivers to slow down or by raising the issue with neighbors themselves.

## VII. New Business

Mr. Johnson moved to have an accommodation made in connection with his leaving a small sailboat on the beach. On motion and support, the matter was tabled as being within the jurisdiction of the dock and beach committee.

## VIII. Election of Directors

The Board consists of five members. Tom Barnes, Jack MacKenzie, and Ron Czar were elected in 2008 for two-year terms that expire in 2010. Jack MacKenzie resigned, and John Kalbfell was nominated to serve out the remainder of his term. Jeff Lipshaw and Tom Bickersteth were nominated for a two-year term that expires in 2011. Without objection, each of the nominees was elected.

## IX. Good and Welfare

Jack MacKenzie thanked Paul Hoelderle for his years of service and presented him with an associate membership to the Bentley Historical Library at the University of Michigan on behalf of the Association.

Tom Barnes, as the proposed incoming president, reviewed a set of procedural rules he expected to follow in connection with proposals for rule changes and improvements, as well as complaints.

There being no further business, the meeting was adjourned at approximately 9:50 a.m.

Respectfully submitted,

C & O CLUB ASSOCIATION

Jeff Lipshaw, Secretary