



Date: January 17, 2021 Time: 2:00 pm

Location: zoom meeting

Attendees: Co-President: Brent Titus, Vice-President: Dwain Kallek, Treasurer: Jenni Caverson, Secretary: Rebecca Cook, Member: Larry Jack, Guests: Sandy Kallek, Not present: Co-President: Bill Teichman

Meeting called to order: 2:04 pm by Brent Titus

- I. **Approval of November meeting minutes:** Dwain Kallek made a motion to accept Larry Jack second the motion.
- II. **Financials:** Larry Jack made a motion to accept Brent Titus second the motion.
- III. **Tech Subscription Update:** all are in favor of keeping the current virus protection.
- IV. **Website:** Brent Titus is still working on renewing the domain. The Board has decided to review an estimate on getting a more secure website done professionally. At this time, the current website was updated to include a contact form and all emails have been removed and phone numbers added except for Bill Teichman and Rebecca Cook.
- V. **Meeting minutes from annual Board meeting:** this has been completed by Jenni Caverson and posted to the website by Larry Jack.
- VI. **Josh Kent Property:** In December, the board learned that the Wilderness Valley golf course property had been purchased by Josh Kent, a local area businessman. The board decided it would be best to write Josh a formal letter to establish a friendly dialogue in order to allow the board, and the members to be aware of his plans for the property, and gauge his willingness to participate in our association, similarly to how the Golf Course did at one time. Josh let the board know that December is a very busy time of the year for him, and he did not have bandwidth to meet and discuss. He did let us know that he planned to build his dream home on the property and asked that his neighbors respect his private property. (Note, this direction came from Josh prior to his video he shared with the updated plans for the golf course).
- VII. **Attorney Progress/Recommendations:** The board sought the advice of an attorney to get into writing a better understanding of some deed restrictions, and how the board can enforce them. Specifically, the areas of Road Maintenance and Signs on properties were detailed. If you would like more information regarding this topic, please feel free to reach out to the board at wvpoaboard@gmail.com
- VIII. **New Business:** Scott Clark sold his property but had already paid 2020/21 dues. The Board was all in favor of reimbursing him the \$250.00 he paid.

IX. Committee updates

- a) Building (Jason Caverson): 3 new enquiries to build on properties recently purchased. All are being reviewed by Jason Caverson and Brent Titus.
- b) Election (Michelle Childs): No new business
- c) Forestry (Brent Titus): Tittabawassee work has been completed. The bond has been returned after inspection by Brent Titus and Dwain Kallek.
- d) Lake and Park (Dwain Kallek): No new business.
- e) Oil and Gas Remediation (Kevin Sagasser): No new business
- f) Road and Snow (Larry Jack): Royal Coachman has been plowed after the purchase of two properties.
- g) Dumpster (Mike Cook): Camera has been acting up there is a possibility of needing to replace one of the cameras.
- h) Social Media (Larry Jack, Jenni Caverson): no new business
- i) Special Events (Candi Teichman): snowmobile run plans are being put together. Time and date to be announced later dependent upon the weather.
- j) Welcome (Sandy Kallek): no new business.

X. Future Business

- a. Possibility of organizing old records.
- b. Dwain Kallek will call Great Lakes Energy to get the bulbs replaced on Mancelona Rd that are blown.

XI. **Adjournment:** meeting called to adjourn by Brent Titus

Next meeting: March 20, 2021 at 9:00 am at Dwain Kalleks