

Meeting called to order at 7:00 PM.

Board Members Present: Pam Reid, Pat Betcher, Teresa Marciniec, Brian Menard, Alex Nikora, Jerry Gottschalk and Karen Uetz.

Board Members Absent: Kelli Lovasz and Derek Morey.

Guests: Burns Rolland, Linda Zukonik, Doug Macha, Janele Thompson, Karen Codrea and Wally Dotson.

Pledge of Allegiance: Held, all stood.

Introduction of New Board Members: Jerry Gottschalk, Kelli Lovasz and Karen Uetz.

- Jerry asked about Zone Director accountability. Brian Menard explained that BLC members who have questions or issues are instructed to reach out to their zone directors.

Minutes of Last Meeting: Karen Uetz published minutes for 7/1/26 meeting. Motion to not read aloud and approve 7/1/26 minutes: Brian Menard, 2nd: Alex Nikora. Vote to approve: All Aye votes, motion carried.

Treasurer's Report: Brian Menard published the following documents and answered questions. Pam Reid explained that Brian has spent over 90+ hours working to resolve discrepancy of \$304.56, as part of transition from prior Treasurer. The Cash Flow statements for 2025 November and December have not been found and may not have been published by prior treasurer, making it very difficult to reconcile. BLC Cash Flow statements, Bank statements, check registers, and financial files have been reviewed at length. Brian Menard has financial spreadsheet in addition to the paper check register as of end of May 2026. The President and Treasurer both have access to the BLC Financial Spreadsheet and BLC Member List.

- Barnes Lake Club **CASH FLOW STATEMENT: June 1, 2026, through June 30, 2026.** (Re-Issued)
- Barnes Lake Club **CASH FLOW STATEMENT: July 1, 2026, through July 31, 2026.** (New Fiscal Year)
- Motion to approve write-off for the unreconciled difference of \$304.56 for the Barnes Lake Club CASH FLOW STATEMENT: June 1, 2026, through June 30, 2026, as part of the final reconciliation for fiscal year ending 6/31/2026: Brian Menard, 2nd: Karen Uetz. Vote to approve: All Aye votes, motion carried.
- Motion to approve both CASH FLOW STATEMENTS: Teresa Marciniec, 2nd: Jerry Gottschalk. Vote to approve: All Aye votes, motion carried.
- **Financial Review Committee:** Brian Menard was pleased to announce the two members of the Financial Review Committee and their credentials for who will be performing an annual review of the BLC finances. The committee will ask for what documents they want to review from the prior fiscal year from 7/1/2025 to 6/30/2026, and they will be provided. The committee will then publish an opinion letter and any recommendations that will be reviewed by the BLC board. Further action will be voted on by the BLC Board.
 - **James Roberts** of 270 Peninsula Drive
 - Bachelor's in Business Administration from UofM Flint
 - CPA earned when working for The Rehmann Group – accreditation current
 - Experience includes Chief Operating Officer and Chief Financial Officer for an insurance company, Chief Financial Officer, and Controller.
 - **Dawn Hill** of 1111 Lakeshore Drive
 - Bachelor's in Computer Information Services with a minor in Accounting
 - Current role is Manager of Accounting and Finance, prior experience includes Director of Finance and Revenue, Senior Accounting Manager, Accounting Clerk, and Payroll Clerk.
- Motion to appoint the two Financial Review Committee candidates: Brian Menard, 2nd: Karen Uetz. Vote to approve: All Aye votes, motion carried.
- The Treasurer was asked and agreed to add back in the running totals at the end of the cash flow statements that were agreed to in the fall of 2025 for the specifically established donation accounts. IE: Firework Fund donations.
- Debbie Shea donated \$615 from Poker Run. The room gave a round of applause and cheers!

Membership Update: Pam Reid reported 212 members.

Board Updated Information: Pam Reid published the updated information, roles, zones and contact information for the BLC Board after the Annual Meeting on July 11/2026. Pam will be sending it to the webmaster to post.

Special Events:

- **Annual Membership Picnic:** held August 1, 2026, was a large success. Jerry Gottschalk is taking over from Tom Petts. Jerry brought up several recommendations, including the gift card pull, investment in tents, games, and buying a snow cone machine for the kids. Brian Menard, Alex Nikora, and Pam Reid brought up that Jerry Gottschalk can update what he wants and will need to recruit people to help, so that he does not have to do everything. Brian Menard announced that the picnic made more funds than 2025 Picnic did.
- **World's Greatest Coffee Hour:** Tom Petts: August 15th.
- **Concert on the Beach:** Derek Morey: September 5th, 2026, from 7:00PM to 9:00 PM, at the Beach Park Pavilion, featuring Billy Hamilton and the Lowriders.
- **Fourth (4th) of July Fireworks:** Pat Betcher: Pat Betcher discussed the need for ensuring strong donations for 2027 to keep up the quality and consider doing some fund raisers.
- **Flotilla,** August 8, 2026, in the south lake, start time is 1:00PM.
- **Halloween Party:** Pam Reid: October 10th, 2026, the event flyer was shared. Need trunk-or-treat volunteers.

Welcome Packet Update: Teresa Marciniec: There are few people moving this year. Four Properties have sold in 2026, with two more listed, and three welcome packets delivered.

Beach Pavilion Maintenance Update: Alex Nikora: The wrong part for the new controller arrived 8/4/26 for the gate, and the correct part is now expected 8/11/26 and will be upgraded on Tuesday, which should resolve the gate issues.

- Alex Nikora published the Fish Stocking history and asked when it would be published on the website. Pam Reid said she would now send it for publishing to the webmaster. There was a discussion on bait fish and minnows, as there is a big mix in the minnows. The discussion resulted in Barnes Lake having blue gills as bait fish which is safer to keep out carp.

Park Lot Maintenance Update: Alex Nikora:

- There are 65 watercrafts registered with 12 open slots.
- Jerry Gottschalk asked why some park lots look good and others look like jungles? Pam Reid replied that we expect the people that have boats docked in the park lots or live next to a park lot to keep them maintained, which usually occurs.

Barnes Lake Improvement Board (BLIB) Update:

- **BLIB Update:** Burns Rolland: The latest spray was 6/27/26. The budget is almost already spent \$52,000 of \$55,000 for sprays for the year.
- The 7/11/26 boat ramp complaint has been fixed as of 7/13/26. Burns stressed he hopes it holds, as he did all he could to rearrange the gravel.
- **Lady Liberty Update:** Jerry Gottschalk: The flagpole came off and was reattached with 16 bolts, instead of 4 bolts. People have been moving rocks, and this needs to stop as it is fish habitat. If we see people docking, they should not tie up to the base. Jerry said he will be placing the order of 40 flags.

Old Business:

- **All Board Members create Procedure Sheets** for their events. The outstanding procedures include:
 - Alex Nikora: Boat and Dock Park Lot Registration
 - Alex Nikora: Beach & BLC Maintenance Schedule
 - Brian Menard: Financial Schedule
 - Derek Morey: Televised (Web View) Meeting Procedure
 - Derek Morey: Concert at the Beach Procedure
 - Linda Zukonik: Distribute Boat/ Beach Gate Card
 - Pam Reid: Membership Recording Procedure
 - Pat Betcher: Fireworks Display Procedure
 - Teresa Marciniec: Bike and Gold Cart Parade Procedure
- Tabled until September Meeting:
 - **Internet Service Provider:** Spectrum, (current) verses, Frontier, quote not ready. Pam Reid to look at AT&T.
 - **New sign for Beach area and Club house:** Derek Morey, In-progress.
 - **Boy Scouts Assets:** Derek Morey is creating an assets inventory.

- Teresa Marciniec discussed that there is a troop in Lapeer who could use the kit donation now. Pam Reid mentioned that Derek Morey is looking into starting a troop in the area.
- **Capital Improvement list** Pam Reid agreed to create a draft for September.

New Business:

- **Pavilion Rental Discussion:** Brian Menard put a DRAFT sheet together for discussion. Pam Reid brought up the concern for liability and insurance. Karen Uetz asked if BLC has umbrella insurance, and Pam Reid said that it would be too expensive and BLC has a hard enough time just getting regular insurance coverage. The BLC Board asked to read the DRAFT rental document for ideas and discussion to be held in September.
- **Power Loading Fines:** Brian Menard did research and mentioned that there are many Lake Associations that have fined members, and BLC can fine members. Brian mentioned think about what we want to do for first, second and third offense. Example includes First offense, fine of \$100; 2nd Offense fine of \$200 - \$500; 3rd offense, revoke lake access. Discussion to be picked up in September.
- **Wage Increase – Maintenance:** Brian Menard proposed raising the wage of maintenance done at Club House and beach from \$12.50/hour to \$15.00/hour for the period of 7/1/2026 to 6/30/2027, retroactive for the current fiscal year. Motioned to approve the wage increase: Jerry Gottschalk, 2nd: Teresa Marciniec. Vote to approve: All Aye votes, motion carried.
- **Bulk Mail Update:** Brian Menard discussed the research and that BLC does not meet the minimum 5,000 per year. This discussion is off the table now.
- **Technology Upgrade Committee:** Karen Uetz presented the proposal on the table with the following objectives and proposed members. Karen answered questions and took note of additional insights and suggestions.
 - Establish consistent Barnes Lake Club branding and presence across multiple channels. Document BLC digital brand standards.
 - Build resiliency, redundancy and standards leveraging cloud storage and solutions as appropriate. Streamline, simplify, and provide digital channel options. Upgrade existing equipment, hardware, and software as appropriate for efficiency, value, and driving innovation.
 - Establishing technology based Standard Operating Procedures (SOP), Guidelines, and Data Retention Policy.
 - Motion to approve Technology Sub Committee for 12 months: Brian Menard, 2nd: Alex Nikora. Vote to approve: All Aye votes, motion carried.
 - Proposed Members: Derek Morey, Shanna Mills, Kelli Lovasz, and Karen Uetz
 - Motion to appoint proposed members: Brian Menard, 2nd: Alex Nikora. Vote to approve: All Aye votes, motion carried.
- **Fence Installation along Barnes Lake Road:** Brian Menard discussed need for keeping non-community members off the lake. Pam published several historical legal reviews supporting Barnes Lake as a private Lake. Alex Nikora to get some quotes. The fence cannot be taller than 6 feet and must not block view.

New and Outstanding Issues (remain on the agenda until complete) Not discussed, deferred to September.

- **18.A: Survey Park Lot: Park Lot P: (Sewer), and E.(Wall):** as needed to record encroachment on each. Park Lot M: Due to survey stakes, which no longer exist.
 - Quote 1: Not related to the BLIB: Burns Rolland handed out a quote from *Davis Land Surveying & Engineering, Inc.* to perform the Park Lot Surveys. It was called out that Burns Rolland works for *Davis Land Surveying & Engineering, Inc.* Discussion tabled for more quotes
 - 2 Additional Quotes required.
- **18.B: Club House and Beach Lawn at Retaining Wall:** The yard has sunk at the retaining wall creating a hazard. Build up this area the entire length of the retaining wall so that the area is level.

Planning Commission: Doug Macha gave an update on ordinances. Barnes Lake and Miller Lake are moving to 'Lake Ordinances.' Ordinances being worked on include Windmill, Solar and Data Center.

Next Meeting: September 2, 2026, at Barnes Lake Club Building, at the beach at 7:00PM.

Adjournment: Pam Reid proposed meeting close. Motion to approve: Karen Uetz, 2nd: Brian Menard. Vote to approve: All Aye votes, motion carried.