

CLPOA

Minutes of the September Public Meeting on 9-30-25

In attendance were the following board members:

Karen Dietz – President

Robin Padin – Vice President

Carol Cruts - Treasurer

Donna Romanick – Corresponding Secretary

Felicia Padin- Recording Secretary

Jim Bangma - Director

David Juckett - Director

The meeting was called to order at 7:02 PM at the Hampton senior center by Karen Dietz.

The following community members were in attendance and signed the Sign-in Sheet:

Jeff Calvani

Karen Miglin

Andy Frazell

Michelle Frazell

Reading of the minutes

- All members were provided with a paper copy or online link to review the May 2025 general meeting minutes. Donna Romanick motioned to accept the general meeting minutes from May 2025. Robin Padin seconded the motion.

Treasurer's report

- The report was reviewed by Carol Cruts, treasurer
- See CLPOA close of books September 2025
- YTD Income: 126,018.76
- YTD Expenses: 115,598.31
- We are still receiving back dues quarterly from Dolan & Dolan - their quarter is not over yet so therefore CLPOA has not received money from this quarter. We have so far received \$42,312.50.
- Currently 68.6% home owners have paid their dues for this year
- Currently 25.8% of lot owners have paid their dues for this year
- Snow plowing money still not received for 2024, CLPOA is continuing to follow up with once a month. The snow plow refund is currently being challenged by another entity and we will not receive any refunds until it is settled.

Discussion of increased proposed budget

- Jeff Calvani questioned the proposed budget being available at the May meeting or in the April newsletter. The board explained that it was showed at the may meeting as per the minutes and did not need to be in the April newsletter.
- Attendees voted unanimously to the increase in the CLPOA budget

Roads

- Karen Dietz and Dave Juckett discussed various road improvements that have been made as well as plans for future improvements based on what the budget allows
- Andrew Frazell questioned the benefit of having private roads. The board explained that it is not necessarily a benefit we just have no choice, as Hampton township will not take them back or fix them.
- Jim Bangma explained It would take roughly 4 million dollars to bring the roads up to state standard. Roads would also have to be widened and interrupt peoples well systems and land.

Lake Treatment

- There were no updates or news regarding the lake treatment. It has overall been going well and the lake has not been as green this season.

New Business

- The board will look at updating select bylaws to vote on at the May 2026 meeting.
- A CLPOA meet up will be held on Sunday, October 5th 2025. All members are invited to attend to meet other neighbors and enjoy a fun day.

There were no further questions or comments from the members.

Karen Dietz noted the next General Meeting is May 28, 2026, and thanked the members for attending.

The meeting was adjourned at 8:07 PM by Karen Dietz.