

MACATAWA PARK COTTAGERS' ASSOCIATION

Annual Membership Meeting

MBYC

9:00 a.m., Saturday, July 10, 2021

Welcome/Approval of Minutes/Introductions

- Call to Order 9:10am and a thank you to MBYC for the space.
- 2020 Newsletter in lieu of annual meeting; no minutes to approve.
- Introduction of trustees and officers of MPCA
 - South Hill: David Martin, Lara Knitter, and Nancy Nyheim
 - North Hill: Suzanne Condit, Joel Krissoff, and Merrill Tutton
 - Central: Michelle Mathieson and Reilly Cobb
 - North Beach: John Gronberg, Mary Beth Mencarelli, and Elizabeth TerHaar
 - Infrastructure: Steve Grunst
 - Rentals, Website and Macatawa Historical Committee: Jafer Patterson
 - Security liaison: Nicki Arendshorst
 - Refuse liaison: Mary Beth Menacarelli

Reports and Old Business

- **Terry Vandenberg, Security/Gatehouse:** This summer's staff includes Emma, Hannah, Marisa and Kayla Vandenberg, and Elyse Ter Haar. They will be on duty daily from morning to evening: to deliver packages; to help out with beach transportation on weekends for South or North Hill residents to Central Beach; for beach cleanup and association maintenance; to welcome renters, cottagers and visitors; for community relations and redirecting the public; to take stats on who's coming and going; etc. So far there have not been any complaints. There is a new incident report form that may be filled out if there's an issue with compliance. Terry will make the appropriate contacts with the owner and law enforcement if necessary. Laketown Township owners must register all rentals. Park Township is working on an ordinance. Please remember that any motorized vehicles including bikes, scooters, golf carts, etc. should not be on the sidewalks or Lakeside Drive from Memorial Day weekend through Labor Day weekend. Golf cart operators must have a valid driver's license. Gatehouse staff can distribute gate clickers (remotes) to residents who have paid Association dues. Terry will be retiring from the Allegan County Sheriff's Dept. at the end of the year and assume additional responsibilities of clearing tree debris, carcasses, carrying out off-season cottage checks, etc. Please reach out to him if any of these services are needed. Thank you to Dave Martin for 4th of July passes. These worked well and the Association should consider continuing to use this system for future fireworks. A question was raised regarding insurance, and there *is* adequate coverage.
- **Park Township Fire Department:** No report; the chief is out of town.
- **Graafschap Fire Department:** Thank you to the association for the donation. It was used for a staff picnic. As of January 2020, there were 11 calls. Laketown Township passed a rental ordinance. As of July 2021, there have been 22 inspections. Thank you to those in compliance. If you are in Laketown Township and rent your cottage, please complete the application. Be sure all of your cottage numbers are visible.

- **Mary Beth Mencarelli, Refuse Service:** All of the information regarding trash is located on page 46 in the directory. Be sure your trash is bagged and in cans. Each cottage is allowed two cans; you may purchase an extra. The trash contract is up in two years.
- **Reilly Cobb, Directory:** Copies of the directory are available for purchase for \$10. The directory was sent electronically through email on July 8. Please send Reilly an email if you have not received one. Any corrections or changes should be sent to Simply Counted.
- **Joel Krissoff, Nominating Committee Chair:** According to the bylaws, the past president becomes nominating chairman.
 - Election of new trustees (nominees have been posted in advance via email and the MPCA website):
 - Central Beach: Jackie Maiers to replace Michelle Mathieson
 - North Beach: Jafer Patterson to replace John Gronberg
 - North Hill: Merrill Tutton for a second term
 - South Hill: Steve Grunst and Lara Knitter to replace Dave Martin and Rob Huber
 - Infrastructure Liaison and Past President: John Gronberg
 - The slate of officers will be elected by trustees at their next meeting.
 - A motion to accept the new trustees was made by Bill Dallman and was passed.
- **Reilly Cobb, Budget:** Through collaborating with Diana and Tricia from Simply Counted, it was determined that the way the Association was running the fiscal year (from July 1-March 31) needed to be changed and realigned to be in sync with the collection of dues and spending. The change was made last year, and the new fiscal year will go from April 1-March 31. Currently, the MPCA is financially strong. The section dues have covered the expenses as projected and generated an annual surplus. The budget for 2021-2022 was presented and will also generate a surplus. Last year there was a significant expense associated with revetment on the South Hill beach due to the high water and resulting erosion (the association contributed toward one parcel and private cottages owners paid for the rest). “The Perch” was damaged from high water and needs repair.
- **Jafer Patterson, Land Acquisition:** The MPCA is proposing a proactive approach towards access related issues in Macatawa park. To this end, there are five beach parcels in front of the South Hill currently available for purchase from the Michigan DNR for \$193,000. This acquisition creates favorable positioning in securing beach rights and access within this section of the park. When Macatawa was initially platted, circa 1880, sections of Macatawa were platted differently and beach rights were determined accordingly. North and Central Beach sections had access to the parks and roads with the plat. Further down the Park, crossing from Park to Laketown Township, sections were not platted with the same rights. Some cottages own to the water's edge, some did not but cottagers do not necessarily have any beach rights outside of MPCA membership, which has historically been a basis for access to the beach. Today, cottage owners have historical and prescriptive rights to our beaches. However, PW1 is the platted owner of the North and Central beaches (technically lots 1, 2, and 3). This creates a potential vulnerability and the Association feels it only prudent to be proactive towards securing beach rights in perpetuity. There is also a history of cottages banding together to purchase property. For example, the green space (former hotel) could have been purchased 60 years ago for \$3,000, but the Association didn't want to pay the property taxes. In retrospect, this was a miss. The parking lot was later purchased in 1989 from Valley Property Management for \$700,000. This acquisition has had numerous and significant benefits for the cottagers since that time. This was clearly a win. At present, the opportunity is to purchase beach parcels or otherwise allow private parties to purchase the parcels and control the land going forward. The five parcels in front of South Hill lakefront are noted on the map in yellow. Parcels #500 and #501 have already been purchased for \$12,501. The trustees would like for each section to

determine how much surplus from their respective rainy day funds they would like to allocate for this purchase. Steve Grunst made a three-part motion asking that the: “1) MPCA authorize the purchase of five parcels, not to exceed \$193,000; 2) the officers be authorized to finalize the amounts for individual parcels and; 3) the officers be authorized to take out a loan under the MPCA, using the parcels as collateral to repay any funds used from the reserves. Discussion: Cathy Stratton stated that the Stratton sisters own two cottages. She wanted to clarify that the amount would not exceed \$1500 per cottage. The money to purchase the parcels would be coming from the reserve funds from each section as well as the general and infrastructure funds. There are 15 parcels available. The intention is to own all of the lakefront. Today, the board is asking to purchase five. The three-part motion passed.

- **Steve Grunst, Infrastructure:** “The Perch” will cost \$70,000 to repair and will create access to the end of Valley Ave. There is still no beach access. The King Company won the contract for nourishment. The dredging has been delayed but should begin on July 12th and will bring 52,000 cubic yards of sand (15% more than in previous years) to the end of Lake Drive to end of the private revetment at the base of the South Hill. The plowing and salt contract is up at the end of the season. We will renegotiate a five-year contract with MPC under one contract. Should you notice any construction damage, report it to your trustees and the association will reach out to the property owners and collect. Due to easement issues, the South Hill curve will remain a single lane. There is a dip in lower Bluebell Ct. that has caused damage to the sidewalk. There is also damage in the firelane on the western edge of Lake Drive.
- **Merrill Tutton, Macatawa Rental Committee:** There is a new rental form. Renters are to sign in at the gatehouse, and at that time they will be given a copy of the Park policies. Reminder: rental signs are suggested to be no larger than 18 x 24. As it stands, the MPCA has a lot of rules in place (listed in the brochure handed out at the gate, on page 44 of the directory, posted on the beach, etc.). The issue is with compliance, not with rules. Long term guests and renters should register at macgatehouse@gmail.com. While Terry noted zero complaints so far, there is evidence of noise, cars, uninvited visitors and overall non-compliance with policies. The rental survey by MPCA showed that 40% of the cottages rent. Of that 40%, 20% rent over four weeks per year. The majority of cottages rent between two and four weeks. It is likely these high frequency rentals (renting 12-16 weeks) causing the majority of the issues. We need a strategic approach for these rentals. Please let the gatehouse know you are renting; they are there to help. If you do rent, comply with the ordinances, have extra brochures, post signs, etc.
- **Brent Cady, Macatawa Parking Corporation:** The MPC, PW1, and the MPCA all collaborated to develop a sticker system. The stickers are numbered and have color designations noting each parking section. Please place stickers in the bottom left part of your windshields. Golf carts are welcome but they must have a place to park. Wade Eldean has installed eight charging stations; you may pay with credit cards. There are four stations behind the pool—use those. Please join Brent for the MPC annual meeting following the section meetings.
- **Macatawa Days:** Macatawa Days are August 7 and August 8. Jim and Kim Tharin (KEMAH) are chairing and Liz Arendshorst and Amanda Dodd are assisting. “Here Comes the Sun” flyers will be emailed and posted. The cost is \$20 per person. Please drop checks at the gatehouse. Bring single serving hors d’oeuvres. Tombo and his band Rock Shop will be playing. Dinner: adults only from 6:00 to 9:30pm. There will be golf cart transportation by gatehouse staff for North and South Hill residents.

Other

- Moment of Silence for deceased members: Dr. Jan Liesma and Tom Cummings.

- Introduction of new members: Dennis Lawson/Crescent, Jim Hacking and Dan Pike/Valley, Tina Liesma/Indiana Ave, Hendrix and Terpstra/Maksaba Trail.
- Remarks by President John Gronberg

New Business

- **Joel Krissoff, Van Andel litigation** : Macatawa Park was platted around 1880 and rededicated in 1936. The North and South Hill own most of their roads. In 2014, access to Lakeside Way was unilaterally restricted. Access to Bay Road and Harbor Walk were shut down in the spring of 2020 due to COVID. Attempts at regaining access to those three areas have been unsuccessful. The Michigan Supreme Court has ruled that platted owners have the right to access walks. Randy Schipper from Cunningham Dalman is taking the case. The trustees have filed a motion to open walkways for owners and guests.

Upcoming Date(s)

- Macatawa Days: August 7 and August 8

Adjourn to Section and Macatawa Parking Corporation Shareholder Meetings

- Motion to adjourn

Respectfully submitted,
Elizabeth TerHaar
MPCA Secretary
June 29, 2022