



Lake Marie
Property Owners Association
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Office Hours
Tuesday & Friday
10am – 1:30pm
Saturday
8:30am – Noon

LMPOA Board of Directors
President – Kevin Newman
1st VP – Steve Wilson
2nd VP – Kevin McAninch
Treasurer – Ed Mears
Secretary – Chris Sudemeier

Lake Marie Website
www.lakemariesite.org

Board of Director's Report

Greetings,

The September meeting is fast approaching and there are several items on the agenda for that meeting.

The first item will be the election of new board members. Those wishing to be considered for a position are Tom Henson, Matthew Ross, Chrissy Powell, Kevin Hawkins, and Chuck Kennedy.

These members have been asked to come to the August 12th monthly board meeting so members can meet them. As always, this meeting is at the clubhouse at 10:00 am.

The members running for a position were asked to write a little summary of why they are running for the Board for this newsletter.

Tom Henson: As a member of LMPOA for more than 30 years, I've seen many boards come and go. I believe our current board has shown transparency and respect for the members. My plan is to continue to be open and do what's appropriate for the entire membership, not a few that want to be represented as a majority with one-sided intentions. I'll take any suggestions seriously and act in the best interest of the lake.

Matthew Ross: I am running because when my dad was alive, and he was on the board. He would always explain why or what he was trying to do to make the lake a better place to live. It is something he was passionate about. So, it is something that makes me passionate about being on the board. I want to continue trying to figure out ways to make the lake a better place for everyone. My family and friends love going to the lake. So, I want to continue to make it a great place to spend our time together at the lake.

Chrissy Powell: Hello, my name is Chrissy Powell. I would like to share with you the reasons I am running for a position on the board. The most important reason is because I would like to be part of the solution versus being part of the problem. I would like to create more of a community among our members instead of just being property owners. Which leads to my next reason for running; I would like to introduce more up to date options for better communication and a more efficient way to provide information to everyone. I believe having some new perspectives and ideas on things could be helpful in keeping this lake a place we all can enjoy. Including members in decision making and being able to have a meaningful voice is very important to me as I'm sure it is to everyone here.

Kevin Hawkins and Chuck Kennedy did not provide a summary for the newsletter.

Voting for board positions can be done prior to the meeting. This may be done by coming to the office and filling out a ballot at the office. The ballot must be filled out by the voting member and identification will be needed as our office manager does not know everyone. The ballot cannot leave the office and must be done by the end of office hours on September 5th, 2023. Members must be in good standing in order to vote before and attend the meeting.

Use of community property: Members have been fishing at the beaches. Please do not fish at the beaches. There are signs posted stating NO FISHING.

Members also taking glass bottles on the beach Again, there are signs posted NO GLASS in the beach area.

No one wants a fishhook in the foot or to step on a piece of glass.

VOTING will be conducted on the following items:

Dredging of Silt Ponds: The Silt ponds need to be cleaned out. We currently have a bid of \$8,100 to clean out and haul the silt away. A vote will need to be taken because this will be more than the \$5000.00 maximum that the board can spend without membership approval.

Proposed By-Law changes:

Under Section 4(c) include the following language:

- The "Regulation Board" shall have authority to impose such penalties as may be deemed just and proper upon those members and persons whom it finds in violation of having committed infractions of said Rules and Regulations or By-Laws which may include the levy of a fine after 1 written warning not to exceed \$100 per infraction unless the member is deemed a habitual offender. Three (3) infractions within a 12-month period shall be deemed a habitual offender. If the lot owner accumulates more than three (3) fines in a 12-month period, the lot owner shall be subject to the normal fine plus \$500.
- Any member or person accused of any violation or infraction of the rules, regulations or By-Laws of this Association shall have the privilege of being heard at any such hearing or proceeding and of being represented by Counsel. Failure to attend after notice was provided shall constitute a waiver that the fine imposed was fair or lawful. One continuance of the lot owner's hearing shall be granted if written notice is provided to the board at least seven days prior to the scheduled hearing. Any Additional Continuation shall only be granted at the discretion of the board.

All fines and notices of hearing will be mailed to the lot unless the owner of record for said lot specifies a different address for mailing purposes.

Under 4(d)-Assessment Lien include the following language:

- The procedure can be instituted either as a judicial or non-judicial foreclosure.

Under Article V-HOUSING include the following language:

- **Destroyed Dwellings:** In the event a dwelling or structure is fully or partially destroyed by fire or any other cause, the owner shall have ninety (90) days to repair or demolish the dwelling or structure. If after ninety (90) days, the owner has failed to repair or demolish the dwelling or structure the Board may take any steps it deems reasonable to repair or demolish the dwelling or structure and bill all costs to the owner plus an administrative fee of one hundred fifty dollars (\$150.00).
- **Sanitary System Testing:** The Board shall have the prerogative of requiring a dye test for all sanitary systems suspected of discharging waste matter into the lake or ditches. This test must be completed by a licensed plumber and the member will be required to pay all costs associated with the test.

Due to the recommendations from our insurance company, the silting issues of Hidden Valley Lake and the numerous complaints about late night noise issues caused by vehicles, the Board decided to close the undeveloped area behind Hidden Valley to all vehicles. Wooden poles and gates were installed to accomplish this. Someone, in the middle of the night took a chainsaw and cut down the poles, drug the gates down the road and left them in front of a Board members driveway.

Is this the way we handle issues at the lake?

The current Board cares about our lake and we make decisions based on what is best for the association.

A Criminal Mischief/Destruction of Property report has been filed with the Mercer County Sheriff and they are actively investigating from all the information that was given to them.

Reminders:

- Property Owners are to mow a minimum of twice a month all the way to the road, and this includes trimming back trees. (During growing season)
- Property owners are responsible for their family and guests.
- The speed limit on lake roads is 15 mph. This applies to all motorized vehicles.
- No dogs on the beach. Pets are to be contained or always leashed. Please do not let your pets wander loose.
- Travel in a counterclockwise direction on the Lake, **even when fishing.**
- Close the marina gate immediately after putting your boat in or taking your boat out of the water.
- Do not give out the marina gate combination to nonpaying members.
- All recreational vehicles (land and water) MUST have a current Lake Marie sticker to travel on Lake Marie Property. Recreational vehicles include (but not limited to) gators, ATVs, and golf carts. All motorized watercrafts need a Lake Marie sticker to be on any of the Lake Marie lakes/ponds
- Do not tie your boat or floating device up to buoys and other members docks.
- NO SWIMMING ALLOWED IN THE MARINA.
- SWIMMING IN THE MIDDLE OF THE LAKE IS NOT ALLOWED. SWIM IN THE COVES OR BEACH AREA. When docked in the cove Make sure to respect member's rights that live in the cove. (No Loud and Obnoxious language or gestures)
- Burn as much as possible. Do not place cardboard in dumpsters.
- **(**New) Non holiday wake hours for boats and jet skis are 10 am to 8pm and holiday weekend hours are 9 am to 8 pm.**
This includes all watercraft.
- Please update your contact information in the lake office.
- **COMMUNITY AREAS AND BEACHES ARE CLOSED AT SUNDOWN.**
- **NO FIRE WORKS AT THE MARINA OR BEACHES. FIREWORKS NEED TO BE DONE BY 11:00 pm.**
- All motorized vehicle drivers must be 16 years old, unless accompanied by an adult.