



THE SCHUSS MOUNTAIN VIEWS

Summer 2008 P.O. Box 332, Bellaire, MI 49615 <http://www.smpoa.net>

2007-8 Board of Directors

Bob James , President
P.O. Box 702036
Plymouth, MI 48170

Ray Karabin, Vice President
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Bellaire, MI 49615

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Trustees

Bud Hierlihy
Julie Peters
Bob Richter
Mike Shagena
Rose Roberts
Chuck Roberts
Terry Willenborg
Larry Bourassa
(Bergrand Condo Rep)

President's Message

Where has the summer gone? It is hard to believe we are publishing the closing dates for the Golf Courses. I hope everyone has had a wonderful summer with lots of golf and family fun activities.

The important news I am sure most of you have heard by now that Jack Eslick has resigned as COO of Shanty Creek. I know you all share my feelings that Jack will be sorely missed. He is a wonderful leader and a caring businessman. Jack has been replaced by Bill Paterson the former CFO and Vice President of Finance. SMPOA certainly welcomes Bill to his new responsibilities and wish him all the best in continuing to make Shanty Creek the premier resort in northern Michigan.

The SMPOA General Membership Meeting is coming up next month on Saturday, September 13, 2008 at 10:00am. Prior to our meeting there will be a general property owners meeting at the new Lakeview Conference Center at Summit Village. Everyone should plan on attending to hear from the new COO about his plans for the resort. At our meeting we will be covering a number of important topics from the new administrative support we have from Olds Professional Centre, Ltd. to changes to the Bylaws also we will be presenting a proposal to completely re-landscape the Five corners property. During the cleanup this spring we got an up close view of how over grown it has become. The Board of Directors is very excited about the proposed new look.

Speaking of Administrative support, on page five you can read about the new offices and hours at the Cortina Conference Center. Jan and I have been working closely with Patti Mueller to bring her up to speed on SMPOA. Patti's contact information is on page two of the newsletter.

I want to acknowledge all of the support I have had and the hard work and dedication that, my wife Jan James, has given to the Schuss Community. Her tireless efforts on our behalf with ACUTE are largely responsible for us having safe drinking water and the value of our properties restored. While she was paid for her efforts as administrator I can personally attest that if you broke it down by the hours she put in she was making pennies per hour. We all owe her a big THANK YOU.

At last years meeting the issue of trash disposal was on the agenda. I promised to look into the situation to find an answer. I had no idea that it would take a year to find a solution. I want acknowledge the hard work and dedication of Roxann Flake, one of our Custer Township Trustees and John Voelker Facility Maintenance Manager at Shanty Creek. Roxann just would not give up on finding a solution. When Shanty Creek initially said no to putting a dumpster at Schuss, she contacted John Voelker and together they were able to prepare a business case to show Jack Eslick that it was worth a try. So on page six you will read about the new dumpster that will be placed at Schuss for weekenders to use as well as the Fall Township cleanup. It is important to note that this dumpster is for **bagged household garbage only**. Please do not abuse this situation by dumping furniture, bedding, construction waste etc. I would also ask that if you happen to see someone dumping any of the above mentioned items please get their license number and forward it to our Administrator Patti Mueller. She will give that information to the Antrim County Sheriff.

Bob James

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2007 - 2008 SMPOA Committees	
Executive	Bob James Ray Karabin Jan James Meredith Reshly
Architectural	Bud Hierlihy Bob James Ray Karabin Julie Peters
Association By-laws	Bud Hierlihy Chuck Roberts Rose Roberts Larry Bourassa
Grass River Liason	Julie Peters
Contracts (roads, signs, path cleanup)	Mike Shagena Ray Karabin Bob James Chuck Roberts
Snowmobile	Bob Richter Rose Roberts
Social	Terry Willenborg
Newsletter	Jan James Bob James
Website	Bob James

2007 - 2008 SMPOA Trustee Addresses & Phone Numbers	
Bud Hierlihy , Architectural, Association Bylaws 2321 Schuss Mountain Dr Bellaire, MI 49615	
Julie Peters , Grass River Liason, Architectural 7023 Rue De Montagne Mancelona, MI 49659	
Terry Willenborg , Social. 2921 Val de Sere Bellaire, MI 49615	
Chuck Roberts , Association Bylaws, Contracts 5737 Coach House Ct Waterford, MI 48327	
Rose Roberts , Association Bylaws, Snowmobile 5737 Coach House Ct Waterford, MI 48327	
Mike Shagena , Contracts 6814 Obervalden Dr Bellaire, MI 49615	
Bob Richter , Snowmobile 2466 N. Obervalden Dr. Bellaire, MI 49615	
Larry Bourassa , Association Bylaws Bergrand Condo Rep 3023 Sherwood Lane Bay City, MI 48706	
SMPOA Administrator Patti Mueller P.O. Box 332 Bellaire, MI 49615 231-533-3950 administrator@smpoa.net	

TREASURERS REPORT

By Meredith Reschly

Great News! It is only July and we have collected nearly \$53,000.00 in dues. Our budget was based upon dues income of \$55,275.00. Evidence exists to cause us to believe that our dues income for the year could reach \$60,000.00. We attribute this to; 1) letting our property owners know what their dues do for them 2) increased activity and participation on the part of the board and other members and 3) new collection efforts that have been employed. The current financial statement is included in this newsletter.

We will have full details of our year and next year's budget at the annual meeting.

THANK YOU ALL FOR YOUR SUPPORT!

Schuss Mtn Property Owners Association

8/01/
2008
Accrual Basis

Balance Sheet

As of July 31, 2008

	Jul 31, 08
ASSETS	
Current Assets	
Checking/Savings	
1000-00 · Cash in bank - Huntington Bank	8,008.22
Total Checking/Savings	<u>8,008.22</u>
Accounts Receivable	
1100-00 · Association Receivable	2,790.00
Total Accounts Receivable	<u>2790.00</u>
Other Current Assets	
1030-00 · Investments	
1030-10 · Alden Bank	13,713.53
1030-20 · Huntington Bank Money Market	45,617.93
Total 1030-00 · Investments	<u>59,331.46</u>
Total Other Current Assets	<u>59,331.46</u>
Total Current Assets	<u>70,754.68</u>
Fixed Assets	
1200-00 · 5 Corners Lot	625.00
Total Fixed Assets	<u>625.00</u>
TOTAL ASSETS	<u>70,754.68</u>
LIABILITIES & EQUITY	
Equity	
3040-00 · Retained Earnings	51,598.71
Net Income	<u>19,155.97</u>
Total Equity	<u>70,754.68</u>
TOTAL LIABILITIES & EQUITY	<u>70,754.68</u>

ARCHITECTURAL COMMITTEE REPORT

By Bud Hierlihy

We have only had two new applications This year. The first is for a new house on Vienna Way and the second is for a garage addition on Obervalden Drive. The garage addition is almost complete and the house is ready for the roof.

Editors note: Bud asked that we include a reminder that all exterior remodeling as well as new construction requires the approval of the Architectural Committee. Contact Bud at 231-587-9493 or email at buildings@smpoa.net

SIGN-POST GARDENS

By Marguerite Karabin

Attention Sign-Post Garden Volunteers

Thanks to our gardeners most of the Sign-Post gardens look fine. Those affected by the construction work will have to be re-done this Fall or next Spring. It was a difficult season due to the work going on at Schuss; however, the contractors are dressing our road sides quite nicely. With the plans for the large garden at Five Corners and our individual efforts, Schuss should present a beautiful face next summer. I did rescue some of the Daisy and Lilly plants so if you have an interest in any of these please let me know.

Thanks to all who participated and look forward to a "finished" Schuss by next summer.

BELLAIRE LABOR DAY BRIDGE WALK

By Marguerite Karabin

On Monday, September 1st we will be gathering at Richardl Park around 10 AM for some coffee or juice and donuts prior to beginning our traditional Bridge Walk which can cross one, two or three bridges in Bellaire. The Walk will start at 10 AM and maps will be provided indicating the route for as many bridges as you choose to cross. This is a fun event and this year Jan & Charlie Lundstrom have offered to be the Hosts with some help from other Schuss Residents. Everyone is welcome -- so bring your friends and relatives if they enjoy walking.

WATER SYSTEM EXTENSION UPDATE

By Bob James

The water system expansion is coming along here is an update from a report given to the Mancelona Water and Sewer Authority at their meeting on August 5, 2008.

Mancelona Area Water and Sewer Authority
Construction Report for August 5, 2008

Water Main Extension:

Div A: Great Lakes Contracting 92% complete

Working on Paving and Restoration

Still need to install pipe along Pralognan Lane

Connection needs to be made at the water storage tank.

Div B: HTI, Inc. 24% complete

Some water services have been installed in locations where existing water main was available. There have been a couple of new service leads approved by the State for parcels not originally on the property list.

The contractor should be finished installing the water main the week of 8/11/08, and then HTI, Inc., the contractor for the next division, will be starting on the actual water connections to the homes. It will be very helpful if the coordination of the contractor and the homeowners goes smoothly. If a homeowner has not been contacted for their service connection the gentleman to call will be Matt Bennett at 231-499-4267

THE CORTINA CONFERENCE CENTER

By Meredith Reschly

Many of you are aware of the fact that the Cortina Conference Center has changed hands. Meredith Reschly acquired the conference center this spring; remodeling plans are in the works. There will be an office space for Meredith Reschly and Patti Mueller, our new SMPOA Administrative Assistant. The entire building is receiving some much needed updates. The renovations are scheduled to begin in August and will hopefully be complete by mid-September. Feel free to stop in during Patti's office hours beginning September 19, 2008 and on Fridays thereafter from 10:00-2:00 for a tour of the facility. If you are contemplating a private party, meeting, family reunion or other gathering and would like to inquire about renting the facility or schedule a visit please contact Patti at administrator@smpoa.net or 231-533-3950. Meredith Reschly can be reached at 810-629-4829 or email at mlr@bbb1.com.

OLDS PROFESSIONAL CENTRE, LTD

By Meredith Reschly

SMPOA and The Olds Professional Centre would like to inform you that they now have an Administrative Assistant for SMPOA business matters. Patti Mueller assumed the position of the Administrative Assistant for SMPOA on June 2, 2008. She is also assisting Meredith Reschly with our accounting needs. Beginning September 19, 2008, Patti will be keeping regular business hours at the Cortina Conference Center. She will be there on Fridays from 10:00am until 2:00pm to assist you. Should you have any questions regarding SMPOA matters or wish to book the Cortina Conference Center for your gathering needs, you can reach her at: 231-533-3950 or by email at administrator@smpoa.net.

Unfortunately Patti will not be attending our annual meeting due to the fact that her son is getting married on that day. However, she looks forward to meeting you and working with you in the future.

PROPOSED RELANDSCAPING OF FIVE CORNERS

By Bob James

At the January 19, 2008, Board of Directors meeting, Dave Falk who has worked for several years on the holiday decorating of Five Corners proposed that the property was severely over grown and in need of fresh landscaping. The Board requested that Dave get proposals from at least three different contractors and present them at the April board meeting.

At the April 26, 2008 meeting Dave presented proposals from three different local landscaping companies. Two of the proposals were somewhat vague and contained open ended time and material clauses. These two were rejected by the board and it was agreed that the proposal from Pine Hill Nursery was the most complete and was a fixed price contract. At the September 13, 2008 General Membership Meeting there will be presentation of the proposal where all questions will be answered. The Board of Directors at the July 19, 2008 meeting agreed to ask the membership to approve the expenditure of funds for this project.

JAN JAMES RETIRES AS SECRETARY and ADMINISTRATOR

By Bob James

Jan James, SMPOA Secretary and Administrator since 2004, is stepping down at the end of this term. Over the past 4 years Jan has been instrumental in improving the communication and operation of SMPOA. In addition to these duties she was very active in ACUTE (Antrim County United Through Ecology) and represented interests of the Schuss community in the effort to secure state funding for the installation of the water system extension this past year. Her efforts included sitting on the MAWSA Board in 2007 when Bud Hierlihy was injured. Everyone on ACUTE has recognized that her efforts were crucial in providing safe drinking water for the residents of the Schuss community and restoring the property values for all Schuss property owners. Jan and I have moved back to the Plymouth area and she is excited about being a more involved grandmother for our seven grandchildren in this area.

PROPOSED CHANGES TO SMPOA BYLAWS

By Bob James

Following the General Meeting in 2007 the new Board of Directors appointed a committee to review the bylaws and propose changes they felt as necessary to improve the ability of the Board of Directors to conduct the business of SMPOA in the 21st century. The Bylaws had not been updated in many years and it was generally felt that the bylaws were out of date with the realities of conducting business today.

Many thanks to our by-laws committee Larry Bourassa, Chuck Roberts, Rose Roberts and Bud Hierlihy for their efforts in completing this huge task.

At the April 26, 2008 meeting of the SMPOA Board of Directors, Vice President R. Karabin made a motion to approve the changes and updates to the Bylaws as presented at the 1-19-08 Board Meeting and to take these changes to the membership at the Annual General Meeting schedule for September 13, 2008. The motion was seconded by T. Willenborg. The motion was unanimously approved.

The proposed changes and updates to the SMPOA Bylaws as presented at the January 19, 2008 Board Meeting being:

1. The elimination of the different classes of membership and new verbiage that each property will have only one vote.
2. The Board of Directors will consist of at least nine members vs. eleven.
3. Change that any capital improvements additions or replacements in excess of \$3000 could be made by the majority of the Board of Directors vs. Members present at any annual or special meeting of Members.
4. Dues and Assessments are limited to an increase of 20% per year verses an increase of \$300 in any one year.
5. Change the gender specific items to gender neutral.

The full text of these changes and updates can be found on the forms page at our website www.smpoa.net

CUSTER TOWNSHIP SPRING AND FALL CLEANUP

By Jan James

Custer Township holds a spring and fall clean-up at the Township Hall located on Alden Highway and which is free to all property owners in Custer Township. This year the Fall clean-up is scheduled for **September 20th** from 9am until 1pm. All forms of trash are accepted including furniture, appliances, batteries, snowmobiles and building materials. Tires are accepted with a limit of 12 per property owner. **Not accepted are propane tanks, liquid paint and motor oil.**

GARBAGE PICKUP AT SCHUSS

By Roxann Flake — Custer Township Trustee

Custer Township, through tax millage, provides garbage pickup for Custer Township property owners.

In an effort to accommodate Schuss Mt. property owners who are unable to utilize curbside pickup service, the Township will be placing a dumpster south of the Ivan parking lot near the tennis courts on September 1, 2008.

This dumpster will be for **bagged garbage only**. Items too large for a 49 gallon garbage bag may be taken to the free Township clean-up held every second Saturday in May and every third Saturday in September. (editor note see article above)

Custer Township and the Schuss Mt. Maintenance Department have worked together to provide this opportunity for garbage disposal and we ask all property owners, renters and guests to please abide by the **bagged garbage only** posting. Abuse of this dumpster with inappropriate items may necessitate the removal of the dumpster. Please help us make this a successful venture by abiding by the **bagged garbage only** posting.

SHANTY CREEK RESORTS ANNOUNCES NEW CHIEF OPERATING OFFICER

From August 11, 2008 press release

Shanty Creek Resorts is pleased to announce William (Bill) Paterson has been named the new Chief Operating Officer. Harry Mosgrove, Owner Representative for Trinidad Hotels and Resorts, stated "Bill's selection demonstrates our confidence in the course that has been charted by the management team."

Paterson, formerly the Chief Financial Officer and Vice President of Finance for Shanty Creek Resorts, brought a wealth of Hotel/Resort management experience with him upon his arriving in July 2006.

During the last two years Paterson's leadership helped to guide the resort to experience double digit growth during a time when other resorts and hotels in Michigan have felt the current economic slow-down. A 40 year veteran of the Hospitality industry - Paterson has held operational and CFO responsibilities with over 25 hotels/resorts during his employment with Hospitality Services, Chicago - specializing in the repositioning and restructuring of Hotels/Resorts.

Jack Eslick, former COO, of Shanty Creek was pleased with the announcement. Eslick applauded the decision noting that "Bill brings continuity to the operation of the resort and assures the path of success we have created will continue. He was closely involved in many of the decisions regarding the key initiatives the resort has undertaken in the last two years and his interest in the employees, the property owners and the community will foster the partnering of these relationships".

"We are excited about Bill's promotion", says Jon Stultz – VP Sales and Marketing Shanty Creek Resorts, "...for he understands the importance of the customer and the need to constantly re-evaluate the product offerings of the resort assuring the guests expectations are exceeded everyday."

Asked what his focus is in the immediate future Paterson responds with a smile "our guests of course". Then he quickly adds "Shanty Creek Resorts is a destination where people choose to spend their time to play, to re-energize and also to live. I have an obligation to our owners, the employees and the community to provide continued and planned growth and it is through the coordination of these parties that Shanty Creek Resorts will continue to flourish creating an environment that attracts travelers, outdoor enthusiasts and property investment". Using the resort's motto Paterson exclaims "NOW MORE THAN EVER it is so exciting to be at Shanty Creek!"

ANNUAL THREE VILLAGE DINNER DANCE PROMISES TO BE BIG

By Bob James

The Annual Three Village Dinner Dance on September 13, 2008 will be a big event promises organizer Sharon LaMarra. The theme this year is FANFARE! The music will be provided by the 45th Parallel. A sumptuous menu has been put together by Executive Chef Andrew Reh. Price with advanced reservations by September 8 is \$37.50 pp. After September 8 the price is \$40.00 pp. In case you missed the flyer that was in your proxy package this month, it is posted on our website at <http://www.smpoa.net/events.htm>

EMAIL ADDRESS COLLECTION

By Bob James

Shanty Creek has offered to email a newsletter on happenings at Shanty Creek to any property owners who are willing to share their email address. To that end we are asking that if you would like to receive these communications from Shanty Creek please send an email to our administrator Patti Mueller at administrator@smpoa.net. Patti will compile the list and forward it to Shanty Creek.



P.O. Box 332
Bellaire, MI 49615

SMPOA Contractors

To bring everyone up to date on the various contractors doing work here at Schuss Mountain.

The contractor mowing the grass on the shoulders of the roadways and landscaping Five Corners is Great Lakes Landscaping you can reach Steve Folker at 231-587-8027.

The snow plowing of the roadways and spring brush pickup at Schuss Mountain is handled by Northern Tree Transplanting Service. You can reach Ron Robinson at 231-533-8122.

Important 2008 Dates

Shanty Creek Property Owners General Meeting
September 13, 2008 8am Lakeview Conference Center

SMPOA General Meeting
September 13, 2008 10am Ivan's Mtn. Side Grill

Annual 3 Village Dinner Dance
September 13, 2008 6pm Lakeview Conference Center

Golf Course Closing Dates

Summit	September 28, 2008
Legend	September 28, 2008
Schuss	October 5, 2008
Cedar River	October 19, 2008