



May 16, 2022

**Notice of Michaywé Owners Association**  
**Members' Annual Meeting**  
**Saturday, June 25, 2022 @ 10:00 am**  
**Michaywé Clubhouse - Bridgeview Room**

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**Purpose**

1. Elect two (2) Directors from a field of two (2) candidates.
2. Vote on Proposal A - Vehicle and Equipment Restrictions
3. Vote on Proposal B - Refuse
4. Vote on Proposal C - Trees and Forest Management

**Agenda** - This agenda meets the requirements set forth by Article VI, Section 3 of the MOA Bylaws. The announcement of the unofficial election results will be posted in the clubhouse and on the MOA website at [www.Michaywé.com](http://www.Michaywé.com), until which time the official election results are published in the minutes from this annual meeting.

- ◆ Roll Call & Determination of Quorum
- ◆ Reading of Notice and Proof of Mailing
- ◆ Reading & Approval of Minutes - Annual Meeting – June 19, 2021
- ◆ Resolution to Close the Polls
- ◆ Reports of Officers and Committees
  - President's Report
  - Treasurer's Report
  - Committee Reports
- ◆ Review of New and Revised Policies
- ◆ Unfinished Business
- ◆ New Business
- ◆ Report of the Tellers on Election Results
- ◆ Adjournment

**Instructions for Voting**

Please review the Instructions for Voting shown on page 2.

**Election of Directors**

There are two (2) Director positions to be filled. All two positions are 3-year terms. Unfortunately, only two (2) Members are running for these two (2) positions; therefore, the two (2) candidates will be elected by default. Please review the Candidates' statements on page 3.

It is important to note that even though there are only two (2) candidates running for two (2) positions, the Annual Election is still legally required to elect the two (2) candidates.

**Ballot Proposals A, B, & C**

For more information, please review the proposals and the Board recommendations on pages 4 and 5.



## Voting Instructions

**IMPORTANT:** All information must be complete and legible.  
DO NOT deface the *Proxy Envelope*, *Ballot Security Envelope*, or Ballot.  
(NO Write-in's, comments, or other markings.) Otherwise, your vote(s) will be deemed invalid and will NOT be counted.

### Vote by Mail

1. **Please verify that all information is correct.** A label containing the following information will be affixed to the *Proxy Envelope*. If there are any mistakes, please call the MOA Office at 989-939-8919.
  - **Name**
  - **Member ID** (on your membership card)
  - **Property Unit Number(s)** for each property unit you own
  - **Eligible Number of Votes**
2. **Print your Name, Sign & Date the Proxy** printed on the back flap of the *Proxy Envelope*.
3. **Indicate your choice on each Ballot. Each vote requires a separate Ballot.** Insert your Ballot(s) into the *Ballot Security Envelope*. (Owners of multiple property units will insert all Ballots into a single *Ballot Security Envelope*.)
4. **Place the *Ballot Security Envelope* inside the *Proxy Envelope* and seal closed.** Be sure the *Proxy Envelope* is mailed or deposited in the ballot box at the clubhouse in time to reach the Election Committee on or **before 3:00 pm on Thursday June 23, 2022.**

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### Vote in Person on the Day of the Meeting **June 25, 2022 from 9:00 am to 10:00 am ONLY**

1. Register with the Election Committee Staff in the Michaywé Clubhouse lobby between **9:00 am and 10:00 am on Saturday, June 25, 2022.**
2. Once verified as a Member In-Good-Standing, the Election Committee will issue a ballot.
3. Cast your vote prior to or at the meeting up until the polls are closed by Board Resolution.

### Eligibility Requirements

- A voter must be the “*owner of record*” as of the day of the meeting.
- Provide proof of ownership (recorded title/deed) if ownership became affected after this Notice was published.
- Multiple owners of a property unit – (husband & wife, joint tenants, tenants in common, joint ownership) - any one owner may cast the vote.
- Legal Entities – any officer or director may sign on behalf of the entity.
- Owners of Fractional Property Units – In the event that fractional Memberships arise for any reason, the number of eligible votes for each Member shall be rounded down to the nearest whole number.
- Be a member in Good Standing - All dues and assessments on all property units owned by the voter must be paid in full by close of business (3:00 pm EST) on
- **Friday, June 3, 2022.**



## **MOA Board of Directors Candidates**

### **Sara A. Miller**

I've been living and loving Michaywé since we relocated our family here to Northern Michigan 4 years ago. Through military deployment and raising our beautiful girls, our family has grown over the past few decades together and love that we've been given the opportunity to live here in Michaywé. Our family enjoys the outdoors and activities right here in our neighborhood as well as the Gaylord area. I love this community and want to be a part in helping it continue to be a place where we can be proud to raise our families and enjoy what it has to offer.

My husband I met at Lawrence Tech University studying the Architecture program. I've been a substitute teacher, Girl Scout Troop Leader and currently work at Sidock. I've recently been voted onto Gaylord's Soccer Board and volunteer my time to make our program stronger. Along with many other volunteers and sponsors, I've also helped organize new Michaywé annual traditions: the Scarecrow Contest, the Trunk & Treat and the Ice Box Derby. Even with my limited business experience, I feel I offer a different perspective and a representation of young, working families on our HOA Board that is currently lacking.

Thank you for considering me.

Sincerely,

Sara A. Miller

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### **Barbara Stevens Jersey**

I have been an antiques dealer for 48 years. I owned 2 antiques malls in Okemos and Williamston managing 120 dealers. I am an appraiser and a teacher, having taught antiques classes at the Institute for the Study of Antiques and Collectibles in Pennsylvania as well as MSU and adult ed. I wrote a syndicated column for 8 years called The Beckoning Road about my experiences on the road with antiques. I also owned The Lilliput Shoppe, miniature, and dollhouse shop, in Mason for 10 years. We designed and built a line of San Francisco Victorian Row Houses that hung on the wall like art and traveled around the Midwest doing shows. After college (MSU) I was a buyer for Federal's Dept. Store until they closed. I have owned WONDER WOMEN ESTATES SALES in Lansing, Michigan for 35 years and every year since its inception I have lectured at the National Conference of Estate Sale Owners.

I have been on the Board of Directors with Turner Dodge House, a house Museum in Lansing, Member of Kappa Gamma Phi Sorority, Secretary of the Ski Club at Henry Ford College. Since selling my business and retiring I have reopened my miniatures business, The Lilliput Shoppe, with a brick and mortar in Dimondale, Michigan and an online store soon to come. This has been my hobby of 50 years.

I have owned a home in Michaywé for 22 years. My experience in running businesses and managing as many as 120 people give me an ability to play fair and make nonpartisan decisions. In communities as in business it is important to believe in the good of the whole, not in the wants of one person.

I feel that the Michaywé community is one of the most beautiful in Michigan. It is 700 acres and the people who live here are blessed to have a place to live, play, eat and gather. It is important to me to help our community continue to grow in that way. After being elected to the board for a one year term I would like to have the opportunity to continue serving this beautiful community.

Best Regards,  
Barbara Stevens Jersey



## PROPOSAL A

**TO AMEND ARTICLE VI SECTION 1 (f) Vehicle and Equipment Restrictions. To correct and clarify the present restriction to provide better understanding and enforcement and be in sync with the Otsego County Zoning Ordinances concerning commercial vehicles.**

### CURRENT

Article VI, Section 1.(f) Vehicle and Equipment Restrictions.

(f) Vehicle and Equipment Restrictions. House trailers, commercial vehicles (except while making normal deliveries or providing services), trailers, motor homes, camping vehicles, snowmobiles, any non-motorized vehicles (including but not limited to utility trailers, boats, other watercraft and trailers used to transport snowmobiles, watercraft and other payload), off-the-road vehicles, and all-terrain vehicles shall not be stored or parked on any Property Unit within the Restricted Property unless within a private completely enclosed garage. Automobiles, sport utility vehicles and noncommercial pickup trucks and passenger vans, not exceeding 22 feet in overall length, used as an occupant's primary means of transportation, may be parked on each Property Unit. The Association may issue a written waiver to the preceding restriction only to prevent significant, non-self-imposed hardship or if the variance is inconsequential. Notwithstanding the above, parking of noncommercial vehicles and recreational/leisure vehicles and equipment during periods of use, loading and unloading shall be allowed for not more than ten (10) days. The Association shall have the authority to issue rules and regulations not inconsistent with this section relative to the temporary presence of any such listed vehicles or recreational/leisure equipment.

### PROPOSED CHANGE

(f) Vehicle and Equipment Restrictions. House trailers, ~~commercial vehicles (except while making normal deliveries or providing services)~~, trailers, motor homes, camping vehicles, snowmobiles, any non-motorized vehicles (including but not limited to utility trailers, boats, other watercraft and trailers used to transport snowmobiles, watercraft and other payload), off- the-road vehicles, and all-terrain vehicles shall not be stored or parked on any Property Unit within the Restricted Property unless within a private completely enclosed garage structure. Commercial vehicles are only permitted on a property unit while making normal deliveries, providing services, or if being stored or parked on any Property Unit within the Restricted Property the commercial vehicles must be within a private completely enclosed structure. Automobiles, sport utility vehicles and noncommercial pickup trucks and noncommercial passenger vans, not exceeding 22 feet in overall length, and which must be used as an occupant's primary means of transportation, may be parked on each Property Unit without the necessity of being completely enclosed, except that in no case are Commercial Motor Vehicles, as referenced in the Otsego County Zoning Ordinance, permitted to be parked. The Association may issue a written waiver to the preceding restriction only to prevent significant, non-self-imposed hardship or if the variance is inconsequential. Notwithstanding the above, parking of noncommercial vehicles and recreational/leisure vehicles and equipment during periods of use, loading and unloading shall be allowed for ~~not more than ten (10) day~~ a total of ten (10) individual days (consecutive or nonconsecutive) during any consecutive 30- day period. The Association shall have the authority to issue rules and regulations not inconsistent with this section relative to the temporary presence of any such listed vehicles or recreational/leisure equipment.

### REASON

To correct and clarify the restriction to provide better understanding, enforcement and be in sync with the Otsego County Zoning Ordinances concerning commercial vehicles.

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**The MOA Board of Directors recommends that you VOTE IN FAVOR of Proposal A.**



## PROPOSAL B

**TO AMEND ARTICLE VI SECTION 10 REFUSE.** To provide deed restriction clarity and enforcement which is in sync with the Otsego County Zoning Ordinances on the curbside placement and pick-up of trash receptacles

Section 10. Refuse.

No refuse pile or other unsightly or objectionable materials shall be allowed on any Property Unit within the Restricted Property unless the same shall be properly concealed. Refuse, ashes, building materials, garbage and debris of any kind shall be handled and stored in such a manner as not to be offensive to neighbors. **Residential Trash Receptacles shall be placed at curbside no earlier than twenty-four (24) hours from the scheduled pick-up day. Any trash receptacle placed at curb side shall be removed from curb side no later than twenty-four (24) hours after the scheduled pick-up day.**

Additional verbiage

### REASON

To provide deed restriction clarity and enforcement which is in sync with the Otsego County Zoning Ordinances on the curbside placement and pick-up of trash receptacles

**The MOA Board of Directors recommends that you VOTE IN FAVOR of Proposal B.**

## PROPOSAL C

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**TO AMEND ARTICLE VI SECTION 12. Trees and Forest Management.** To provide owners of existing structures with the same tree removal approval grant that is provided for owners of new construction structures.

Article VI, Section 12. Trees and Forest Management

Good forest management and practices shall be used by each Owner of each Property Unit and the Association to maintain and enhance the north woods character and beauty of the original natural setting of the land. Removal of dead and diseased trees and brush is appropriate to improve appearance and to reduce fire and safety hazards. Except as may be required for construction, no more than 10% of the trees over six (6) inches in diameter (measured 12" above ground level) can be removed without approval of the Association. Commercial harvesting of trees is prohibited. **For new and existing structures, the removal of trees located within twenty (20) feet of the front of the main dwelling, an accessory building, or the approved site for such building, and within fifteen (15) feet of the other three (3) sides of the main dwelling, an accessory building, or the approved site for such building, is allowed.**

Additional verbiage

### REASON

To provide owners of existing structures with the same tree removal approval grant that is provided for owners of new construction structures.

**The MOA Board of Directors recommends that you VOTE IN FAVOR of Proposal C.**

**Michaywe Owners Association**

**Members' Annual Meeting**

**June 25, 2022**

**DIRECTED PROXY / BALLOT**

This is valid for only one property unit.

Please refer to the Notice of this meeting for background information

**ELECTION OF DIRECTORS**

Mark your ballot for no more than

**TWO (2) Candidates**

SARA MILLER

BARBARA STEVENS JERSEY

**PROPOSAL A**

**Vehicle and Equipment Restriction**

IN FAVOR

NOT IN FAVOR

**PROPOSAL B**

**Refuse**

IN FAVOR

NOT IN FAVOR

**PROPOSAL C**

**Trees and Forest Management**

IN FAVOR

NOT IN FAVOR

DO NOT deface this Ballot.

(NO Write-in's, comments or other markings.) Otherwise, your vote (s) will be deemed invalid and will NOT be counted.