

CRYSTAL LAKE-PERCH LAKE PROPERTY OWNERS
ASSOCIATION MEETING MINUTES– April 6, 2019

Trustees in Attendees: Marty Mulloy-President, Rick Applegate-Roads, Bob Conn-Lakes Judy Moskus-Secretary,

Not in Attendance: Stan Kirkwood, Mike King, Denise Schlotz (resigned)

Call to Order:

Marty Mulloy at 10 a.m. led with the Pledge of Allegiance. Board members introduced themselves.

Introduction of New Members:

Kevin and Chris McMaster, new residents on Crystal Lake (lot 95), were welcomed to our lake community.

Roads-Rick Applegate:

1. Sign up sheets were made available for those interested in working on miscellaneous projects to maintain the roads, boat launches, and other association property.
2. Thanks to Dan Stevic for allowing the association to store the Alitec in his pole barn.
3. The budget for the roads, funded by the mandatory road dues, supports a number of different things that keep the road and other common areas in good repair for members' use. These include the road grader (Alitec), boat launches the entrances, compost pile, road maintenance and drainage issues, brush clearing, snow and ice removal.
4. Reminder that the compost pile is available for all natural materials, subject to posted limitations. Dumping a Christmas tree on the side of the side is unacceptable and not neighborly.
5. Roads are in good shape generally, despite the tough winter with the icing problem, which required the use of significant amounts of gravel and sand.
6. Several association members have helped with road maintenance issues, and we are grateful for their assistance. They include Chuck Hopkins, Terry Yamarino, Dick Johnson, Gary Cripe and Tom Lieblein.

Rick Applegate also reported on behalf of the fishing committee for Perch and Crystal Lakes:

1. While stocking of the lakes continues, there is more targeted. This includes the planting of some small mouth bass and fat head minnows. The latter are effective as an algae control, since they eat that vegetation.
2. The predator fish planted have done a good job of thinning the blue gill population, resulting in the presence of larger blue gill in the lakes.
3. A carp harvest is set for 4/26-6/8. These fish are bad for the lakes, as they raid and destroy the beds of other desirable fish, so catch as many as you can. They make great garden fertilizer.
4. Try to stay off the spawning beds during spring spawning season if at all possible.
5. There will be a fishing day for kids on May 25th at the Crystal Lake boat Launch. Dave and Nancy Vanderworp will host this popular event.
6. Chain lock at our dumping site has been doing its job to deter dumping by non-residents and contractors. The access code for the lock is the same code as the one used at the boat launches.

President's Report- Marty Mulloy:

Our thanks should be given to Rick and all the others who volunteer their time to make the lake association a viable entity. Remember that these individuals volunteer their time and receive NO compensation. We are lucky to have such great volunteerism. What we pay by way of road dues and lake dues are nothing compared to the consumer price index.

Properties on the lakes and with lake access comprise about 30 million in value. We could easily lose half of that value if our roads and lakes are not properly maintained and managed. While road dues are mandatory, we rely on our membership through voluntary contributions to accomplish the critical lake management tasks. While the foundation board is doing a great job trying to assist with lake management, the reality remains that lake management is underfunded and not equitably supported by all who benefit. A different funding mechanism for lake management must be found.

Since the terms of the board members are staggered, there is the need to fill those positions each year. Many of the board members have served for many years and those who have never served or new residents are encouraged to step

forward and run for these important positions. Without this volunteerism, the vital functions that make our association run successfully will be diminished.

Treasurer's Report-Mike King (given by Marty Mulloy):

Expenses to date in this fiscal year have been \$19,574.00, with a budgeted amount of \$34,000.

Response to road dues invoices has been very good. 123 invoices were sent and 120 came in (97.5%). There are four properties that may be subject to liens. 30 members did not pay the association dues.

Special Projects:

No report due to Denise's resignation. See discussion *infra* about revamping/eliminating this position.

Foundation Report-Dave VanDerworp:

As of this date 30% of the goal for lake management funding has been reached. All members were sent a request. The goal is to collect a total of \$17,000 from donations plus an additional \$2000 from fundraising. This money is used for any lake treatment managed by PLM, maintenance of the cutter boats and hydro-sweeps, and fish stocking. Reminder notices will be sent out again shortly.

We face increased lake maintenance costs due to the presence of another invasive species in our lakes-starry stonewort, a form of algae. This portends to be a very serious problem that threatens the viability of our lakes. It is very difficult to keep out, as it is often carried from one lake to another by swans. If we have to do more to eradicate this latest problem than we are presently doing, we are looking at least a 30% increase in the cost of lake treatment. T

There is presently no effective treatment for this invasive. While copper sulfate will kill it, the timing of the treatment is crucial and often difficult to pinpoint. While pulling it up is a solution, it is likely to cause it to spread. Also, when it dies off, it forms a mass of "gunk" on the bottom that provides nutrients for other weeds.

One of the tasks of the foundation is to worry about controlling these invasive species, and allow lake residents to worry about the other common weeds.

We may need as much as \$25,000 to deal with this threat, but \$11,000 of collections simply will not work. "Passing the hat", i.e., voluntary donations and fundraisers is inadequate to meet this need. A better funding mechanism must be found.

Chuck Fifield has again produced a wonderful pen and ink drawing with a lake-related theme. A sign-up sheet is available for those interested in a copy. All funds collected will be used for lake management. Many thanks to Chuck for his ongoing generosity with his time and materials for this fundraiser.

Lakes Report - Bob Conn:

The lakes are generally in good shape. Measurements for e-coli bacteria and phosphates are within acceptable levels. Nonetheless we must be vigilant of our lake environment, by trying to improve existing conditions, while preventing worse case scenarios with invasive species and the like.

Updated boating law handouts are available for reference. Another handout is available regarding mute swans. (This is a very destructive form of wildlife for a lake environment.) A handout regarding carp is available, giving a history of carp and the issues created by them. Neither carp nor bullheads have any value in our lakes and are, to the contrary, very destructive. Finally, there is also a lake management handout. All this information is made available to our members, so you can be informed and good stewards of our precious resource.

Reminder to avoid aquatic hitchhikers by cleaning boats and other equipment that have been in contact with water from other lakes.

Invasive species like starry stonewort can only live in clean water, which makes it an even bigger threat to our lakes, given the level of water purity we enjoy.

Lake Leeann is still recovering from a disaster by failing to manage its lake properly, and this should serve as a reminder that we need to manage our lakes better.

PLM will offer aquatic weed treatment for individual lots separate and apart from the general lake management services it provides. PLM sent direct mailings to each resident regarding the availability of this service. While chemical application is not ideal, controlled applications of approved chemicals in correct amounts is far better for our lakes. Indiscriminate application of chemicals available for purchase on the internet by persons without appropriate training.

We continue to strive to find a balance between chemical use and lake vegetation and animals. We will only use chemicals if they are required. Crystal Lake is in good shape and Perch Lake is coming back.

The association has various equipment available to members to assist with individual efforts to control aquatic vegetation, e.g. cutter boats, hydro-sweeps, etc. However, you will not be permitted to use these if you do not contribute to the lake management fund.

One of the biggest dangers to the health of our lakes is the run-off from the roads, farms, lawn and septic fields, often containing many undesirable chemicals. Please think twice and again once more about the chemicals you use. We are investigating run-off ponds, but this is likely to be a significant expense.

The Hillsdale County Drain Commission has also undertaken the process of setting up a special assessment district (SAD) to aggregate sufficient funds to maintain the weir that controls water flow between Crystal Lake and Lake Leann.

Regarding fish stocking, we are attempting to take an “organic” approach. For example, fathead minnows are not only good food for the larger fish, but they also feed on organic matter in the lake. These minnows also breed three times a year, providing a good source of food for the larger fish.

We are trying to promote natural reproduction of fish (instead of relying on fish stocking), so please stay away from the beds during spring spawning time. Buoys identify the small mouth bass spawning areas.

While many are not fond of the lily pads on the lakes, they perform a very important function. They provide shade and thus keep water temperatures cooler

Boat launch code has changed for the season. It is currently **1958**.

Finally, an important reminder to all lake residents. Please do not feed the ducks and geese.

Vice-President’s Report- Stan Kirkwood

No report

Secretary’s Report-Judy Moskus

In order to ensure more consistent and equitable funding for the lake management tasks undertaken on both lakes, the Board unanimously endorsed the formation of a special assessment district (SAD).

The purpose of and process for setting up a special assessment district (SAD) to fund lake management was presented in detail to the membership in attendance. Judy reported that, if all goes as planned, petitions requesting the Township to set up the SAD will be available for signature at the Summer meeting. If owners of more than 50% of the total lake frontage sign the petitions, they will then be presented to the Township for certification and further procedural steps. Due to

the number of steps involved, it can take as long to 6-8 months to establish the SAD. I

Elizabeth LaPorte volunteered to prepare a summary to be submitted to the membership in advance of the Summer meeting outlining the pros and cons of a SAD.

Special Events Report (given by Marty Mulloy)

Denise Scholtz resigned from her position on the Board as the special events coordinator. Barb Yamarino and Mary Lou Suarez kindly filled in to prepare the refreshments for the meeting.

Due to the difficulties experienced in keeping this position filled, the Board decided not to attempt to fill the post and instead seek volunteers for each event, i.e, picnic, refreshments for the meetings and the very successful chili cook-off.

Old Business

None.

New Business

Terry and Cheryl Bias have volunteered to update the addresses/maps on file with the central dispatch system for Hillsdale County to ensure timely response to 911 emergency calls by lake residents.

Motion to Adjourn

A motion to adjourn the meeting was made by Gedy Helmer Love and seconded by Betty Pluto. The meeting was adjourned at 11:10 a.m.