

A scenic view of a lake at sunset. The sky is filled with large, dramatic clouds in shades of orange, red, and grey. The water in the lake is a deep, dark red color, reflecting the sunset. In the background, a dense forest of green trees lines the shore. A large tree trunk is visible in the foreground on the right side of the frame.

CLPLPOA Annual Meeting

Innovati

July 2019



2018-2019

Agenda

- **Pledge of Allegiance**
- **Board officer updates**
- **2018-2019**
- **2019-2020**
- **Need to fund Lake Management**
 - **SAD**
 - **Changing role of the Foundation**
- **Board elections**
- **Close of meeting**



2018-2019

Special Events

- **Summer Picnic**
- **Chili Cookoff/Fall Festival**
- **Kids Fishing Day**





2018-2019

President

- **Board met over 20 times this past year**
- **Reviewed Master Plan**
- **Participated in the planning for projects**



2018-2019

Assessment of CLPLPOA

Category	Roads	Lakes
Status	Excellent	Excellent Water Quality
Cash Flow	Excellent	Unstable
Reserves	Excellent	Poor
Human Capital	Excellent	Excellent



2018-2019

Vice President

- **Reviewed Master Plan**
- **Participated in several Board meetings**
- **Developed Power Point for this meeting**



2018-2019

Secretary

- **Standard responsibilities of meeting notes and distribution**
- **Took on the role of legal guidance for the Board**
- **Helped to spearhead initiatives**
- **Retained outside assistance for newsletter and website**



2018-2019

Treasurer

Income

	<u>Planned</u>	<u>Actual</u>
Road Dues (\$250 x 120)	\$30,000	\$30,000
Administrative Dues (\$25 x 136)	\$ 3,500	\$ 3,400
Other (Interest & Lien settle)	<u>\$ 500</u>	<u>\$ 500</u>
Total Income	\$34,000	\$33,900

Expenses

Roads

Management	\$27,500	\$22,053
Contingency (20%)	<u>\$ 5,500</u>	<u>\$ 5,500</u>
	\$33,000	\$27,553

Administrative

Insurance	\$ 3,000	\$ 2,106
General / Postage	\$ 1,500	\$ 1,177
Tax/Township	\$ 140	\$ 124
Lake Preservation	<u>\$ 0</u>	<u>\$ 3,249</u>
	\$ 4,640	\$ 6,656

Special Events

Summer picnic	\$ 1,000	\$ 757
Chili cookoff	\$ 1,000	\$ 303
Miscellaneous	<u>\$ 150</u>	<u>\$ 28</u>
	\$ 2,150	\$ 1,088

Total Expenses	\$34,000	\$35,297
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2018-2019

Treasurer

Checking Account

Starting Balance	\$31,354
Total Credits	\$33,900
Total Debits	
Expenditures	\$29,797
Transfer to Savings	<u>\$ 5,500</u>
Ending Balance	\$29,957

Savings Account

Starting Balance	\$55,025
Total Credits	\$ 5,500
Total Debits	<u>\$ 0</u>
Ending Balance	\$60,525



2018-2019

Road Management Accomplishments

- **Cleaned out drainage system**
- **Well maintained roads**
- **New fencing around boat launch**
- **Chain fencing at compose lot**
- **Maintained Alitec**
- **Maintain roadsides**
- **Signage**



2018-2019

Road Management

Income: \$30,000

Expenses

	<u>Planned</u>	<u>Actual</u>
Snow plowing / sand	\$ 10,000	\$ 5,733
Dust Control	\$ 5,500	\$ 4,418
Gravel	\$ 3,500	\$ 3,453
Mowing	\$ 1,500	\$ 1,520
Signage	\$ 500	\$ 398
Fuel	\$ 1,000	\$ 1,232
Maintenance	\$ 3,000	\$ 4,105
Roads	\$ 500	\$ 647
Equipment	\$ 2,000	\$ 546
Labor	\$ 0	\$ 0
Total	\$27,500	\$22,052



2018-2019

Road Management Budget 2019-2020

	<u>Planned</u>
Snow plowing / sand	\$ 7,000
Dust Control	\$ 5,000
Gravel	\$ 3,000
Mowing	\$ 1,500
Signage	\$ 500
Fuel	\$ 1,200
Maintenance	\$ 3,000
Misc	\$ 500
Road Contingency Fund	\$ 5,500
Special projects	\$ 0
Contracting Costs	<u>\$ 0</u>
Total	\$27,200

Contracting Cost

- Funding is adequate due to past and current volunteers
- Need a contingency fund for emergencies
- Alitec will eventually fail
- If no volunteers and we would have to outsource all road management, it would cost us thousands more per year and we can expect lower quality and longer response time.



2018-2019

Treasurer: 2019-2020 Budget

Income	<u>Planned</u>
Road Dues (\$225 x 125)	\$28,125
Administrative Dues (\$25 x 152)	<u>\$ 3,875</u>
Total Income	\$32,000
Expenses	
Administration	\$ 3,000
Special Events	\$ 1,800
Road Management	<u>\$27,200</u>
Total Expenses	\$32,000



2018-2019

Financial Report Summary

- **Checking Account Balance \$29,957**
- **Savings Account Balance \$60,525**

- **Income last year \$33,900**
- **Expenses last year \$35,097**

- **Planned Income and Expenses this year \$32,000**

- **Recommend Road Dues of \$225 & Administration Dues of \$25 for this year which is a reduction of \$25 for those paying Road Dues**



2018-2019

Lake Management

Income

	<u>Planned</u>	<u>Actual</u>
Donations	\$11,000	\$16,275
Lot Treatment	\$ 5,000	\$ 0
Fish Stocking	\$ 2,700	\$ 505
Fund Raising	<u>\$ 3,000</u>	<u>\$ 2,612</u>
Total	\$21,700	\$19,392

Expenses

	<u>Planned</u>	<u>Actual</u>
PLM Treatment	\$17,400	\$14,063
Equipment	\$ 1,000	\$ 1,214
Fish Stocking	\$ 3,000	\$ 3,193
Administration	<u>\$ 300</u>	<u>\$ 210</u>
Total	\$21,700	\$18,680



2018-2019

Lake Management Accomplishments

- Little Crystal Channel Access Improvement
- E.coli Test
- Fish Stocking/Carp Management
- Perch (Milfoil) Sonar Weed Kill
- Hydro Sweep Zero Fish Kills
- Strategic Weed Control
 - (Lily pads, Little Crystal)
- PLM Fish Spawn Coordination
- Weir Management

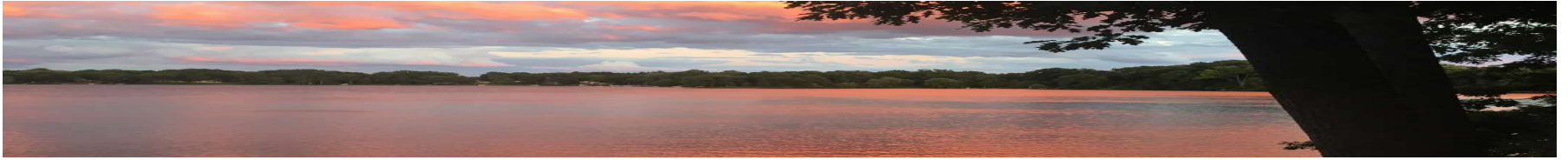


2019-2020

Lake Management Budget 2019-2020

	<u>Planned</u>
Weed control	\$13,000
Lot Treatment	\$ 0
Equipment	\$ 1,500
Fish Stocking	\$ 0
Carp control	\$ 0
Flat Head Minnows (algae)	\$ 1,000
Special projects	\$ 2,000
Outsourcing	<u>\$ 0</u>
Total	\$17,500

Old Business



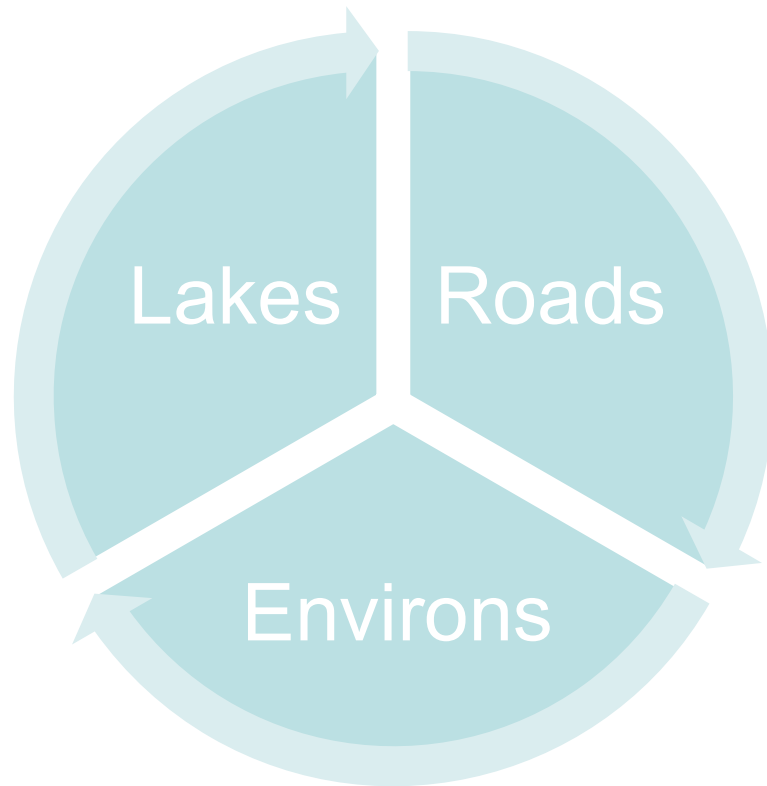
2019 - 2020



Lakes Community

Vibrant, Private Community

Environmental Stewardship



- Three interconnected resources
- Dedicated to Protecting, Maintaining and Enhancing our Natural Environment
- We need to properly fund and manage all three resources

Roads Early Focus of Board

Roads & Administration

1. Art. 1, Sec. 2 – Membership (\$25)
2. Art. 1, Sec. 3 - Road Dues (\$250)
3. Art. 1, Sec. 4 – Contingency 20%
4. Art. 1, Sec. 5 - Special Assessment
5. Art. 1, Sec. 6 - Repair of Roads
6. Art. 1, Sec. 7 – Major Road Imp.

Lakes

1. Art. Sec. 8 - Voluntary Lake Preservation Fees (\$175)

Changing Times

Early Years

- Surveying Lots
- Building Cabins
- Building & Grading Roads
- Marketing Properties
- Establishing Infrastructure

Recent Years

- Lake Water Purity
- Invasive Weeds
- Aquatic Life Sustainability
- Sustainable Lake Levels
- Plant Life Cycle

Voluntary Lake Donations

- **Need a different strategy to ensure our lakes.**
- **60% of lake front owners donated to Lake Management in the past year.**
- **All funding relying on good will of memebers**
- **Judy will speak to the strategy the Board believes will position the community to manage the lakes with the same commitment we have in managing the roads.**
- **This assumes we will have a Bob Conn (and Dave VanDerworp) to provide volunteer hours to manage our lake. Otherwise our cost escalate greatly.**

Financial Comparison

Roads

- **Mandatory Participation**
- **Reserves Established**
- **Consistent Low Fixed & Variable Costs**

Lakes

- **Voluntary Donations**
- **Reserves Depleting**
- **Costs Increasing**

Value of our Homes

- Tied directly to all three factors
 - Clean lake, good roads, up north feel
- Property Value Estimated \$30,000,000
- Home Values Decline 30% to 50% if our Lakes are Mismanaged
- Potential loss \$9 to \$15 million
- Potential Lost Legacy to our Grandchildren

SAD

SAD (Special Assessment District) is one strategy for us to properly fund lake management.

SPECIAL ASSESSMENT DISTRICT



41 cents!

What is a SAD

- **A special assessment is a charge imposed on real property to pay costs of a specific service or improvement.**
- **Only property that has a special benefit from a project can be specially assessed.**
- **The township collects money for our use.**

What isn't a SAD

- **Special assessments are not property taxes**
- **Special assessments are NOT the township's money**
 - *(the township functions like a bank)*
- **Special assessments are not user fees**
 - *(they are imposed in advance of the provision of a service, as a means of paying for a project.)*

How is SAD Formed

- **To impose a special assessment on property, the township board creates a special assessment district (SAD).**
- **Within this district, costs are assessed to each parcel of property that benefits “specially” from the project.**
- **For example, if OUR township board decides to undertake a project to control aquatic weeds in Crystal and Perch Lakes, the special assessment district will include all property with lake frontage and will not include any land that has lake-access rights.**

The Process

- **Petition**
 - The signer of a special assessment petition must be a property owner in the district—not necessarily a voter
- **Informal public hearing**
 - May also be conducted to better gauge support for a project before money is spent to pursue the statutory hearing process.
- ***Remember, the Township board is under no obligation to establish a special assessment district and will weigh all options and information before coming to a decision.***

The Process

- **Agreement by Township Board**
- **First public hearing**
- **Creation of special assessment roll**
- **Second public hearing**
- **SAD is created!**

Billing and Payments

- **Billed with property taxes by the township treasurer**
- **Special assessment imposed one year at a time, for the next year's expenses (5 years total)**
- **Each year, a new special assessment roll is prepared and reviewed by the township board at a public hearing.**
- **Funds not spent will be refunded**

LAKES FUNDING ALTERNATIVES

	Contributions	Amount	Total
	Owners		
• Voluntary	90	\$175	\$15,750
• SAD	130	\$150	\$19,500

Q & A

BY-LAWS PROPOSED CHANGE

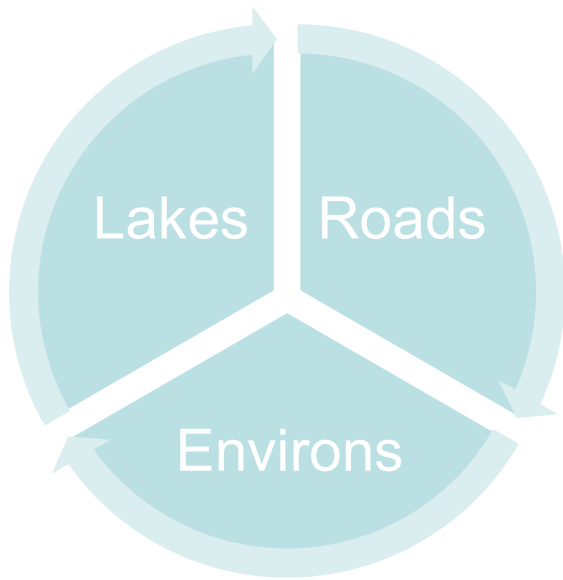
Proposal 1: Revising Article 1 Section 8

Lake preservation fees shall include, but not be limited to, weed control, expenditures related to water quality, property owner's ingress and egress to either Crystal or Perch Lakes. Payment of such fees shall be voluntary, except where Special Assessment District (SAD) is implemented.

Proposal 2: Revising Article 1 Section 4

The Board shall endeavor to maintain a contingency fund of roads in the amount of \$50,000. Any surplus in the road contingency fund of \$50,000 may be allocated, at the discretion of the Board, to issues pertaining to road, lakes, and for environmental preservation.

Role of the Foundation



- Takes the lead on the Environs
- Education
- Fish Stocking
- Fund Raising



Board Turnover

<u>Position</u>	<u>2016-2017</u>	<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>
<i>President</i>	Love	Mulloy	Mulloy	TBD	TBD
<i>VP</i>	Tetreault	Kirkwood	Kirkwood	TBD	TBD
<i>Treasurer</i>	Kirkwood	King	King	King	T/O -- TBD
<i>Secretary</i>	Mulloy	Mela	Judy	Judy	T/O -- TBD
<i>Lakes</i>	Conn	Conn	Conn	TBD	TBD
<i>Roads</i>	Hopkins	Applegate	Applegate	Applegate	T/O -- TBD
<i>Special Events</i>	Suarz	Suarz	Scholtz	N/A	N/A

WRAP UP

Marty