

**CRYSTAL LAKE-PERCH LAKE PROPERTY OWNERS**  
**ASSOCIATION MEETING MINUTES – November 2, 2019**

**Trustees in Attendees:** Marty Mulloy-President, Rick Applegate-Roads, Judy Moskus-Secretary, Mike King-Treasurer

**Trustees not in Attendance:** Bob Conn, Stan Kirkwood, Kevin McMaster

**Call to Order:**

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

**Minutes of Summer Meeting**

Approved without corrections by a unanimous vote.

**Roads-Rick Applegate:**

The chili cook-off enjoyed another successful run, and the silent auction that was held as a part of the event raised \$3000.00 for the CLPL Foundation. Rick thanked all those who organized the event.

Rick reported that maintaining our roads as an ongoing saga, but we have certainly come along way. Over the years since he has been a resident, and even before, volunteers have saved the association a great deal of money by maintaining culverts, installing launches, signage, repaving entrances, trimming vegetation, etc. All of those volunteers, whose names have been mentioned in the past should be thanked by all of us for their service to maintaining this vital and common asset.

Rick mentioned that the Alitec is nearly 20 years old and, while it is functioning, there are some problems. We are going to eventually have to replace it, which makes more sense than subcontracting out the work that is done by volunteers using our Alitec. This piece of equipment definitely gives us more “bang for the buck” but we still require a dedicated core volunteers for this purpose. Rick thanked Dan Stevick for allowing the association’s Alitec to be stored in his pole barn.

Questions from the members in attendance included whether dust control is safe. The consensus was that, because it is a chloride product, there is probably some toxicity, however Rick will investigate this. It definitely needs to be removed from pet paws, for example, after pets walk on the roads.

There is not a current plan to replace the Alitec, but Rick is always looking for pieces of equipment that fit our needs. Mike King added that money has been set aside for the replacement of the Alitec, when needed.

Regarding fishing, Rick also reported that the fish are very healthy. For example, the bluegill population is bigger because the smaller ones are being eaten by the predator fish that were stocked in the lake. There are also more birds that eat fish in the area, which is a good sign, signaling a healthy environment. The fat head minnows that were stocked in the lake are also a good source of food for larger fish. In addition, they perform at a beneficial service of eating some of the algae in the lake.

One of the association members mentioned that there is a good deal of debris created from weed and lily pad cutting that collects in the Perch lake launch areas. Another member said the same holds true for parts of Crystal Lake. It was further suggested to divide the lake into sections to have a spring clean-up day, but no action was taken on this suggestion.

In regard to the roads, Marty mentioned that association members were paying \$250.00 per year for road maintenance back in 1970. We are now currently is paying \$225.00 year. Factoring in inflation, we are paying significantly less than many years ago. Again, this is due in large measure to the many dedicated volunteers who have saved us a great deal of money. In addition, those who have served in the road board position have been good and careful stewards of our money.

### **Treasurer's Report-Mike King**

Mike reported that he email issuing of the dues has been very successful we have received 80 out of 125 road dues and 7 out of 29 administrative dues for a total of \$19,130. The checking account has a balance of \$41,366.55 and the savings account has a balance of \$60,534.51. We only had one owner who did not pay their dues last year 2018.

Mike also had a retired arborist from MSU come out to assess the health of the trees around the lake. It was suggested that the arborist will come to our annual meeting next year to give us a report regarding the health of our trees. In summary though, lots of trees are in danger due to their age and other environmental factors. A summary of the arborist report will be forthcoming. It was suggested that maybe we have individuals pay for the arborist time and assess trees on our individual lots.

Mike also reminded everyone to make sure that the contractors that are being used by us to do tree trimming have some sort of certification. They should be knowledgeable when trees can be trimmed.

Marty reminded the assembled members that this sort of activity as described above came about as a result of the implementation of our strategic plan.

### **President's Report- Marty Mulloy:**

Marty reported that our website is being maintained nicely and contains a great deal of information for the membership and urged everyone to check it out at [crystalperchlake.com](http://crystalperchlake.com).

Marty also thanked the Snyders for helping set up the meeting today. Everything was all prepared for us when we arrived, including refreshments.

Marty reminded everyone that we longer have a special events person, so we have been spreading out the work for our special events among willing volunteers. On that note, we need a volunteer to set up the spring meeting on April 4, 2020. Likewise, we need someone to do the same process for the summer meeting on July 11, 2020.

Marty wanted to thank all of those who work so hard on the chili cook off and for a successful fundraiser.

Anna and Tom Dyjack have agreed to host the summer picnic at McCourtie Park. This annual event will be on July 25, 2020, not immediately following the meeting, due to the unavailability of the park. The picnic theme will be a Hawaiian one, and Marty has agreed to attend in a hula skirt.

### **Foundation and Lakes Report-Dave VanDerworp:**

Dave VanDerworp gave the foundation report and also the lakes report in Bob Conn's absence.

Dave reminded everyone that over \$3000 was collected from the silent auction at the chili cook-off, which amount well exceeded our goal.

The Foundation's calendar year budget overview reveals that there have been \$21,900 in donations. Of the donations collected we have spent approximately \$14,000. We have also collected more than anticipated in fishing dues. We have been successful enough in receiving donations to carry over the donations until next year and start the year with a head start. The plan is to ask for a similar amount from our members on a voluntary basis next year. This is necessary to continue our voluntary contribution effort because the SAD is still under development, and likely will not provide funds for until late in 2020.

Dave also reported that next spring we plan to get a measurement of the calcium carbonate in the sediment to guide us how much copper to use as an algicide. There are two schools of thought: Copper is an inert ingredient and does no harm; or second, that it stays as a heavy metal and can be an environmental concern or problem. We should find out what the baseline is first to get an idea of the concentration before any action is taken.

We are also going to try to get together a septic awareness month. The plan is to get a contractor to assess the health of septic fields. Dave reported that it is unfortunate that some of our neighbors ignore this important feature of their property, and a poorly functioning septic tank and field can have extreme consequences for the health of our lake if not maintained. There is also the potential to get a dog that is able to sniff out leaking septic effluent into the lake from neighboring properties.

The question was asked whether will be possible to restart the Water clarity, that used to be done by a Secchi disc. Dave indicated that he will work on this with his committee and Bob Conn.

Bob Conn has done a measurement of E. coli in the lake, and so far it is not a problem, this could be a “ticking time bomb”, in that if one septic field fails, significant and harmful bacteria could be discharged to the lake contaminating it and affecting our ability to use the lake for all purposes.

### **Vice-President’s Report- Stan Kirkwood**

No report

### **Secretary’s Report-Judy Moskus**

Judy updated the membership on the progress of the plan to implement a SAD to fund lake management efforts. Unfortunately, however, while we did our part and obtained signatures representing more than 80% of the frontage of both lakes, (only 51% is required), and then timely submitted to the township with the supporting documents, the process seems to have bogged down at the township level. In fact, Rick and Stan went to a meeting where some skepticism from the township board was expressed about the need for the SAD and the work it would be for them. Although there is one on the township board who seems to be an advocate for the idea, the rest are going to require some persuasion.

Judy will continue to monitor the situation closely, but polite pressure on township board members by way of email messaging or personal visits may be useful. If our board believes this is required, we will inform the membership by an e-mail blast. Updates will be given as information is obtained to all members. For now,

however, the process seems to be stalled because of the township's slow action on our request.

### **Old Business**

Questions were raised regarding the establishment of a separate SAD by the Hillsdale County Drain Commission to maintain the dam between Crystal Lake and Lake Leeann. This is not directly an association issue, however, because it is a property assessment against any property owners that the drain commission decides to include. This is also very different from our SAD project, in that it is being implemented directly by a government agency. Furthermore, this SAD, for the maintenance of the dam was established by a court hearing in the 1970s but was never implemented.

Judy reminded everyone that this type of SAD takes a very different procedural path than ours will take, and they should not be compared confused with one another. Any additional questions should be directed to the Hillsdale County Drain Commissioner's office.

### **New Business**

None

### **Special Presentation**

Jered Harmon of Michigan's Cooperative Invasive Species Management Areas (CISMA) gave a lecture to the members present about the management of various plant and animal invasive species that can affect our lakes.

### **Motion to Adjourn**

A motion to adjourn the meeting was made by Phil Webb and seconded by Cheryl Coury. The meeting was adjourned at 11:50 a.m.