

**SUMMER MEETING CRYSTAL LAKE PERCH LAKE
PROPERTY OWNERS ASSOCIATION (JULY 10, 2021)
MINUTES**

Trustees in Attendance:

Marty Mulloy-President, Mike King-Treasurer, Thea Kirkwood-Secretary, Rick Applegate-Roads, Bob Conn-Lakes, Kevin McMaster-Member at Large.

Call to Order

At 10:00 a.m., Marty convened the meeting, held at McCourtie Park due to restrictions at the township hall during scheduling. The Pledge of Allegiance was recited.

Approval of Previous Minutes

The minutes from the Spring CLPLPOA Meeting (4.10.21), held via Zoom conference call, were approved by motion and second (Jim Tetreault with second by Chuck Hopkins).

Board Member Reports

I. President's Report – Marty Mulloy

New members: Joann and Gordon Gauss were introduced from Lot 187 on Crystal; Ann Kelly (Brian not present) purchased home on Lots 40-42; Robert Burns (Mary Kay not present) purchased home on Lots 13-14. All were welcomed to the lake community.

Modification to Agenda -Introduced Somerset Township representatives Mike Bohnet and Tim Shaw who will be coordinating our SAD initiative as township representatives to give us an update. Resolution passed February 20th with required signatures representing 80% of homeowners. Proposed budget of \$25,000 – 30,000 with an approximate assessment of \$250-300 per owner. There is an 8-step process of notification for approval. 8.4.21 send letter informing property owners of public hearing for SAD; 8.6.21 first notice of public hearing at September Township Board Meeting (8.19.21) regarding SAD; 8.12.21 second notice of September Board meeting; 8.19.21 Public Hearing; If approved to go forward then 9.2.21 first notice of Public Hearing to determine participant lots in SAD; 9.8.21 Second notice; 9.16.21 Public Hearing. Work with Assessor to determine tax and add to annual taxes.

Thanked Judy and Stan for their hard work and the team effort to move this important initiative forward. Moved to Treasurer's Report.

II. Treasurer's Report – Mike King

Printed copies of the budget and a pie graph were provided to members with verbal report. Our 2021-2022 Proposed Budget includes Total Income of \$37,575 with Total Expenses of \$36,900 for the fiscal year which runs from July 1-June 30th.

We have received 121 out of 123 road/administration dues and 20 out of 27 administration dues for properties not responsible for road dues. The graph shows a breakout of our expenditures in greater detail. Mike is happy to address any concerns or questions people might have.

Checking Account Balance is \$21,142 and Savings Account Balance is \$46,945. We will be using some of this money for our equipment and special projects to be discussed. Thanked everyone for paying their dues and making his job easier by not having to send out multiple invoices.

Q- Caroline Driscoll- If someone didn't pay do you send out paper notices? A. Yes

III. Secretary's Report – Thea Kirkwood

Most of you having been receiving our emails and members can email their individual questions with redirection to the right person. We do have an issue with the private email distribution list being used similarly to a Facebook Market Place. It is important to keep the use of these private emails for lake business or general lake information. There is a need for a communication sharing in the neighborhood. Janet Mulloy has information to share about the app 'Next Door' which can be used for these purposes.

Janet- The app is "Next Door" and you can pick the radius in miles you want to focus when you sign up. It can include Lake Leann and other close communities. People post their personal goods for sale, if they are looking for a specific item, service requests or information on businesses.

We will send out an email blast offering this to residents and use the email distribution for lake information only.

Q. Ann Kelly – Is there a Facebook page that can be used for this? A. Marty-We tried in the past but were unsuccessful.

IV. Road's Report – Rick Applegate

Wayne Snyder created a brochure focused on lake and fishing information. They were distributed to our members along with an offer for decal letters that can be used to identify boats that belong on the lake. The lot number needs to be on your watercraft.

Rick grew up on the lake and indicated fishing on Perch and Crystal has been good this year. He reminded people that we welcome your donations to the fish stocking fund to maintain our fishery. The carp were not present this year perhaps due to the low water level at the weir.

Thanked people who help on the roads -Tom Lieblein, Chuck Hopkins, Terry Yamarino

We will be working on the South entrance towards Crystal Lake. The work will include removing the existing approach pavement and replacing it with new, along with adding 40ft of pavement to the approach. We will also be resealing the North entrance. We are pulling it out of the reserves because there isn't enough in the

budget. We need more money put into the pot to maintain the quality of roads given rising costs. Next year, we may pave the launches on both lakes to resolve ongoing wash-out problems.

We would like to increase the road dues by \$50 for each lot owner because of rising costs and equipment needs. In 2009, the dues were \$280 and now they are \$250.

Marty- Since 1988 our road dues have been relatively the same due to our volunteers. The unpaved roads that are maintained by the township are much worse than ours. We would like to have a motion to increase the dues (Rick Applegate with second by Jim Tetreault).

Vote was held with verbal Aye/Opposed, with no dissenting votes. Passed

Q. Will a notice go out for the increase for this year or next? A. Mike- Next year's invoice and a separate notice to those who have prepaid for next year.

Thanks to Dick Johnson for having the foresight to purchase equipment and have a strategic plan for us.

V. Foundation Report – Dave VanDerworp

2021 Donations are \$15,921 of our 19,000 budget. Also collected \$1675 in fishing funds with a little left from last year.

Many people pay at the spring meeting which was a Zoom meeting so they couldn't; but many of these people have paid in the past. A few more have paid since last reporting and I am confident we will meet our budget. I will send out reminders after this meeting.

We will have a fall festival/ chili cook-off as a fund-raiser as well. We will probably still have an auction, but we will not be having the fishing event due to covid vaccination issues.

We also have a separate account as a memorial to Stan Kirkwood that has approximately \$10,000 which will be used to emphasize recommendations from the 5 Year Plan.

Thea- We met with my children and the Foundation to begin planning with focus on 2 areas – water quality monitoring and research to minimize the use of chemicals in the lake. There is equipment that can be purchased to assist in this effort and training needed which we will sponsor for those utilizing it. Stan was also an avid gardener, and we have a committee created to design Woodland flower accents to our signage at each of the entrances to the lake.

Linda McCracken on Perch Lake and Wayne Snyder on Crystal are currently doing the monitoring and will receive additional training via the Kirkwood donations. EGLE, in partnership with the Michigan Lake and Stream Associations, developed the Cooperative Lakes Monitoring Program which they are following. We can monitor the quality of our lake and compare to other lakes in the area.

VI. Lakes Report- Bob Conn

Thanked everyone for their eyes and ears on the lakes which helps him immensely in managing the lakes. Water level was down, drought conditions and the heat contributed to a difficult beginning. We put 50-60,000 fathead minnows which spawn 3 times a year as an organic way to address the algae and muck to maintain lake quality. These do not come out of fish stocking.

A lot of money spent on spraying this year. On Crystal – shoreline treatment, algae growth due to heat, invasive species and domestic invasives. We try to be aware of spawning, holiday activities, etc.

On Perch, there was an excessive problem with starry-stone wart which required a chemical treatment due to its predominance in the water. While it addressed the issue, it also impacted water quality and clarity, taking it from an 8-10ft visibility to a 2 ft visibility. This side effect is undesirable but the consequence of treatment.

On Monday, individual lots that paid will have their treatment and spot treating for algae.

The channel is open and the access to the Bias home. Your dollars help us maintain all these areas.

Fish stocking- We have ongoing discussions about what to stock. There is a possibility we may add trout to Crystal. There was a fish kill on Perch years ago, but it is improved because we are making changes such as hydro sweeps during the winter. We also now have amphibians which is an indication of improved lake environmental quality. Watch your septic tanks and especially your yard-runoff.

Bluegills are getting bigger and healthier. They spawn all year but the request is to not fish on the beds in the spring. Also, get any hooks out of the fish you throw back so that the eagle doesn't eat it. We also put roadkill on the ice in the winter so the eagles won't go out on the road. Chuck Fifield did an ink drawing of the eagle and crows feeding on the dead carcass. He will make it available as a print.

Jim Tetreault – We have a telescope on the eagle nest to watch the eaglet. Soon it will be kicked out of the nest with a 50% chance of survival. If you see it land in the water – rescue it. You are also welcome to come and view the nest at my home.

Marty thanked Bob and his team for their hard work keeping our lakes beautiful and helping maintain the value of our homes.

Old Business

Judy reviewed the process we went through for the SAD. We are almost to the top of the hill but we need to continue to make sure that it goes through because not all township board members have been favorable in the past. At the public hearings, depending on what they hear, they will vote yes or no. It is very important that as many people as possible attend this meeting to speak to negative responses for our SAD. If the SAD is approved in the first meeting, then the second will determine which lots pay.

Q. Can you explain why we need this. A. Historically 50-60% of the homeowners pay into this fund because it is a donation. The SAD would have everyone contributing through their taxes.

Q. How many years is it for and what happens to left over money. A. 5 years and then we will reassess after that. Any left-over money will be returned to the association. There has been a rumor that the township will keep or use our money once we give it to them. That is absolutely untrue. They act strictly like a bank distributing the money back to us as we request. The meeting will be at the township hall and Thea will send out a reminder email.

Dave and Judy noted that the Foundation will still collect extra funds for special projects such as fish stocking or education activities on the lake.

New Business

Jim Tetreault – Acknowledged the hard work and careful plans created by the board members. Rick maintains the roads before we can even help. As a past board member, he recognizes the effort and the time that is

volunteered. As an example, his Ann Arbor neighborhood had the volunteer board become so frustrated that they all quit. The homeowners had to hire a management company which cost them over \$2500 to cover the responsibilities. Please share with your neighbors this appreciation and remind them of this volunteerism when people complain about road grading or the lake management.

Succession Planning – Marty Mulloy

Introduced Kevin McMaster as the next president. Kevin shared his experience so far and thanked the previous board members for their leadership. Thanked everyone for the opportunity to be on the board and he's looking forward to meeting many of the members of the community.

Our treasurer will stay on for 1 more year but we would like to add an ad-hoc voting member to train and transition when that person leaves. Every organization should have a succession plan and not throw people into a new role without training.

Thea will be the secretary for the next 3 years.

Rick Applegate will stay on the roads for now.

Bob Conn has extensive lake knowledge, but we would like to add an ad-hoc position to prepare for this role.

We also want to add the Special Projects position back to help with the many tasks that support our community involvement.

Marty acknowledged all the past board members and offered that anyone who was interested in a board position to approach him after the meeting or before the meeting in 30 days.

A reminder that tomorrow is the picnic and rain or shine we will have the food. Bring your umbrella and raincoat and enjoy your neighbors and lunch.

Adjournment

The meeting was adjourned at 11:15 a.m. by motion and second (Betty Pluto and second by Joann Gauss).

Respectfully submitted,

Thea Kirkwood

CLPL Secretary