

# CRYSTAL LAKE PERCH LAKE PROPERTY OWNERS ASSOCIATION FALL MEETING MINUTES (10.9.21)

## Trustees in Attendance:

Kevin McMaster-President, Mike King-Treasurer, Thea Kirkwood-Secretary, Rick Applegate-Roads, Bob Conn-Lakes, Patty Maher-Vice President, Barb Yamarino-Special Projects, Diane Ostrosky-Ad-Hoc, Elizabeth LaPorte-Ad-Hoc, Marty Mulloy-Emeritus President.

## Call to Order

At 10:00 a.m., Kevin convened the meeting, held at Somerset Township Hall. The Pledge of Allegiance was recited, and Kevin introduced all board members.

## Approval of Previous Minutes

The minutes from the Summer CLPLPOA Meeting (7.10.21), held at McCourtie Park were approved by motion and second (Patty Maher and second Thea Kirkwood).

## Board Member Reports

### I. President's Report – Kevin McMaster

New members: Don and Julie (not present) Cole were introduced and welcomed to their Perch Lake home.

Addressed the SAD and thanked membership for their support and previous board members for their hard work. It will now replace the previous requests received from the Foundation for donations and will be \$140. It will appear on your winter tax bill as a line item for Crystal/Perch Lake. It will include 138 parcels for an annual total of \$19,300. Our budget is \$19,000 but if there is more left over it will be returned.

Q. Ann Lapointe- How long is that for? A. 5 years. We will go through the process again after that. The lake is the crown jewel we want to protect so it is worth the effort.

### II. Vice President's Report – Patty Maher

Discussed her first task of reviewing and making modifications to the current by-laws along with Marty, Mulloy, President Emeritus. The by-laws have existed for many years with minor changes along the way. Our goal is to reflect changes to the lake and more current communication methods.

There will be a process used to review and make recommendations to the board and membership. Recommendations will be presented to the membership at the summer meeting for input and voting.

Q. Jim Tetreault-Will there be plans to include homeowner input during the process. A. We anticipate creating opportunities for homeowners to have input. Perhaps at several stages with the possibility of a link

to members showing old text with new text in red for side-by-side comparison prior to the final presentation. The summer meeting will be the formal place for discussion and voting for recommended changes.

### III. Treasurer's Report – Mike King

Printed copies of the budget and a pie graph were provided to members with verbal report. The graph shows a breakout of our expenditures in greater detail. Mike is happy to address any concerns or questions people might have.

The bills for the road went out a little later this year. Mike thanked everyone for their timely payments which provide the necessary funds to maintain the roads. We have only one member who has not paid the dues but this member is working on a payment schedule to meet the obligation. Current funds paid are \$22,844 which includes \$15,280 for asphalt paving. The checking account balance is \$16,806 and the savings account balance is \$31,655. We are doing well financially and with the SAD passing it should clarify the questions about payments for everyone. Diane Ostrosky is coming on board in the ad-hoc position for treasurer, and we hope to streamline the process by having the statements sent out electronically. Currently the printing, labeling, and mailing of the statements is a very time-consuming activity.

### IV. Road's Report – Rick Applegate

There are lot number decals available at the back table for people to use on their boats to help us identify people on the lake. Dan Stevick allows us to use his pole barn to keep our equipment covered year-round which is important for the maintenance of it. The asphalt paving was completed, and it looks great. He thanked volunteers who assist on the roads especially when there are times of increased need -Terry Yamarino, Tom Leiblein, Tim Ostrosky, Chuck Fifield, Chuck Hopkins, Judy Muskus and Dick Johnson. We do the best we can, but we appreciate when people step up to help keep the roads in the best condition possible. Dave VanDerworp suggested traveling on some of the other dirt roads, such as Harper, to see how well our roads are maintained by the crew.

Under fishing, we have a lot of ice fishing in the winter. There are some members who let quite a few people come on the lake and we ask that they follow the same guidelines. We stock the lake with walleye, paid for with your donations so we need to be aware of who is fishing, that they have permission, and they are following suggested guidelines. For example, the big pike are probably females so take your picture and put them back in the lake. Carp season was not as successful as previous years perhaps due to temperature and water levels. On Mirror Lake they had a die-off of around 500-600 carp floating on their water. It may be mother nature's way of taking care of them, but we encourage people to get them out of our lake.

Regarding the weir, we have been monitoring it and there is no water going into Lake LeAnn compromising our levels.

### V. Foundation Report – Dave VanDerworp

With the passing of the SAD, the role of the Foundation will change. The ideas that are being generated today may be considered. We assume that we may be more of a 'last-resort' resource for unexpected needs (new invasive species or catastrophe) with the money we have in reserve. Our monies may be spent on education

or data collection. We may just have a few fundraisers instead of sending out a formal request for donations. The Stan Kirkwood Foundation donated money for Wayne and Linda to purchase water quality equipment to do more rigorous monitoring next year. Participants in the Michigan program must have one year of monitoring activity before they can buy this specialized equipment. This is the first use of money donated in Stan's memory.

Financially we have done well this year; we will continue to collect money for fish stocking or special events since that is not part of the SAD. Anyone who would like to be on the Foundation please join us and help guide our new direction.

Lois Plantefaber shared info on the upcoming auction and encouraged people to bid. She and Patty Maher are chairing the event which they acknowledge has a learning curve. There are many great items to be auctioned (30 donations + calendars) and they will finish adding items. The calendars will feature photos from the lakes for \$20 if picked up and \$25 if you want them mailed to you. The secretary will send a link to preview the items. The bidding will open on Saturday, October 16<sup>th</sup> and close on Sunday, October 17<sup>th</sup> in the morning. She thanked all those who donated to help make this a successful event.

## VI. Lakes Report- Bob Conn

Regarding the weir, we noticed that water was flowing from lake LeAnn into our lake. We do not want this due to the water quality issues they have experienced, nor do we want their fish in our lake. The county of Hillsdale created a SAD to manage the weir, so they were contacted and had already addressed the issue and opened the valves to keep that water moving. It is no longer happening. Their lake is improving with the management they have undertaken.

One of the benefits of using PLM is they operate under DNR rules, and they recognize that our lakes have become retention ponds, so we need to be careful with the chemicals. They are aware of wells and chemicals are chosen to protect these water sources. On Lake Leann, where they have had water quality issues, they discovered it wasn't primarily from the septic tanks but the local farmland runoff that was impacting them. He did suggest testing your well for pollutants.

Starry stone wart is the most invasive species we are dealing with because it spreads like a carpet and prevents other growth as well as spawning. On Perch we had to heavily treat this and, while we had a period of reduced visibility, it has now returned to previous clarity. When I end this role, I will probably be remembered for saying, "Our lakes are not swimming pools". For example, on Perch, we left some algae bloom to address the phosphorous in the water. It is not dangerous blue-green algae. We look for run-off sources that may be causing large blooms in a particular area of the lake. Rick touched on the carp, they are voracious feeders who burrow in the sediment and they disturb and release the phosphorus in the lake. Use whatever works for you to remove them and, if you freeze them, you can throw them on the ice in the winter to feed the eagles. Deer hit by cars can also be used to help keep the eagles from feeding on the road.

Zebra mussels are also an issue when boats or trailers are brought in from other lakes. We encourage people to use Chuck Hopkins to take your boat in and out because he only transports boats on our lakes.

Q. Gedy Love- Do I still need to pay for having my frontage sprayed now that we have the SAD. A. Perhaps; the SAD was created to treat common areas of the lake, keep access points and egress clear, and treat invasive species. So not all homeowners frontage will fall into those categories. Because we don't want to just spray

everything the answer to your question is...it will depend. If you are specifically concerned with your frontage, the DNR allows you as a homeowner (except for cattails), to manage the front of your property. PLM sends out a form in the spring to provide that opportunity.

Q. Annamarie Asher- We've been going to Jonesville and the only thing they test for is nitrites, nitrates, and bacteria. Is there information for a more thorough testing? A. Marty Mulloy- We just had our tested and it was very thorough. I will send the information to the secretary for distribution.

Q. Robert Burns- Can we keep a spreadsheet of testing information to share with other homeowners? The general knowledge of well water information around the lake. A. Perhaps the Lake Foundation can be the place to store this data and provide both historical and current data. They are the educational arm of our lake.

Kevin reminded people about the project currently being conducted by Wayne Snyder and Linda McCracken regarding water quality. We can also compare our water quality to other lakes in Michigan. As we acquire our new equipment, we can replace what we pay PLM for water treatment checks.

Wayne Snyder indicated the comparative information is already available online and he would send a link to the secretary to share with others.

## **VII. Secretary's Report – Thea Kirkwood**

Thanked members who have provided updated contact information to help keep our directory current. It also allows us to communicate better with all members when they are added to the email distribution list. Mike King also assists with the updates by providing contact information when ownership changes on a property. He is generally notified due to the need to assure that any lien on a property is addressed.

Work is being done on the website to keep it current for visitors to that resource. Libby, our webmaster, is a fantastic resource and works quickly to update the site once informed. We hope to encourage members to look there for information about upcoming events, photos, and general questions.

We hope to reduce the amount of paper being utilized in copies that are not needed. Prior to future meetings, an email will be sent as a reminder with a link to the previous meeting's minutes. This will allow people to review them prior to the meeting. A limited number will also be available at the meeting.

## **VIII. Special Projects' Report – Barb Yamarino**

Barbara is returning to this role that she held for many years. Her first project, a lake photo calendar will feature some of the many beautiful photos sent to her by members. Cindy Applegate and Ruth Fifield helped choose the ones for each month. The committee wanted to include photos from both Crystal and Perch Lakes and focus on pictures to match the season. They were submitted to the printer and should be available in time for the weekend auction. Annamarie Asher generously donated a beautiful bouquet to be raffled today. She sells her flowers each Saturday at McCourtie Park and by order. The winner was Chuck Hopkins

Q. Will there be more activities this year including the Christmas party? A. There will no Christmas party due to covid and many members gone for the season. There is the hope to initiate more activities next summer.

One idea is to have a cookbook featuring special recipes from people on the lake. Several people voiced their approval of the idea and Barb will pursue it for next year.

## Old and New Business

Kevin reminded people that due to the SAD there will only be one invoice sent out and that was for the road dues of \$275 + \$25 administrative fee. For members who don't pay road dues because they are considered part of the township roads, they will receive an invoice for just the administrative fee. Per by-laws, this fee must be paid to be a voting member of the association.

There was a question and discussion regarding association recommendations for shoreline best practice guidelines. Each member makes decisions about how to manage their frontage, but it would be helpful to have more information. Dave VanDerworp indicated he would provide a brochure to help inform members. The state ran out of the brochure, and he is waiting for supplies. Kevin also directed people to our website and the information that was included in the Fall Newsletter on this topic. That article included an active link to take a survey regarding your own shoreline and suggestions to improve the environmental challenges we face as stewards of the lakes.

Bob Conn reminded people to have their septic tanks checked routinely. There are houses on the lake that have never been pumped out. He can't judge if they are in need, but many associations require people to show that they have done this maintenance. Lake Leann used a septic dog that sniffs out septic fields that are leaking. We are not suggesting we do that but keep encouraging people to be aware of the impact a malfunctioning septic could have on the lake.

Rick reminded people that over spraying in the lake will negatively impact the fishery particularly if done during times when the fish are spawning. Bob said spawning is considered in the timing of any spraying to be cautious of the beds.

## Adjournment

The meeting was adjourned at 11:15 a.m. by motion and second.

Respectfully submitted,

Thea Kirkwood

CLPL Secretary