

CLPL Property Owners Association Spring Meeting Minutes – 4.23.22

1. *Roll Call and Pledge of Allegiance*

President Kevin McMaster conducted a roll call of board members and led the membership in the Pledge of Allegiance.

2. *Approval of the October 9, 2021 Minutes*

Minutes of the 10.9.2021 meeting were posted to the CLPL Website for review and copies were made available at the meeting. The minutes were approved, as written, by a membership vote.

3. *President Report- Kevin McMaster*

Kevin began by thanking board members and membership volunteers for their contributions to the activities that help maintain and enhance our community.

He welcomed new owners, Jeff (Rosel) Smith who purchased a property on South Jackson Road and Laura (Frank)Dietrich who purchased the residence on lots 51 and 52. Laura is a daughter to Marge Lieblein. There were also present several long-term residents who were attending a meeting for the first time.

Kevin stated that his goal was to keep the meeting to one hour so that everyone could enjoy the beautiful weather and passed the meeting to board members for their reports.

4. *Vice President Report- Patty Maher*

Patty discussed the extensive work that has been done to update the CLPL Property Association By-Laws with a goal of making the recommendations available for early review with voting at the summer meeting in July. She provided a brief history of the by-laws and their purpose. They were written in 1939, with an update in the 70s and a few changes later. The core of the document has remained intact from the Founding Community members.

Over the past 6 months, the process for input was created and presented to the board. Over 24 hours of meetings were held with current and past board members, legal counsel, and the Foundation president. Based on those sessions, a comprehensive working document with suggested edits was reviewed by the full board.

Possible changes include removing outdated language, clarifying processes that our part of governance with the SAD, an outline of all the roles of board members and their responsibilities, and recommending changes that may set a more equitable approach for collecting road dues to support our CLPLPOA.

The complete set of possible changes will be posted to the CLPL website in 7-10 days and remain on the website through our annual summer meeting.

Wayne Snyder inquired about a review of the by-law recommendations with the ability to comment prior to voting at the summer meeting. Patty responded that a separate meeting was discussed but the time frame had not been finalized. Gedi Love made a motion that the interim meeting be held for members to review the changes and offer input. Wayne Snyder seconded the motion and Patty agreed to check for availability of the township hall in May (2022).

A recommendation was also made to look at the current by-laws that are posted on the website at <http://www.crystalperchlakes.com/association/>. You can find them under the Association tab with a link on the right side. A copy can be requested from Thea Kirkwood, secretary, if you are unable to access them. The proposed draft will be posted to the website, and emailed as an attachment to all

members, along with our summer newsletter, 30 days prior to the annual meeting. Members without email will receive a hardcopy via postal service.

Questions about the process or by-law document can be addressed to Patty Maher at CLPLVEEP@gmail.com.

Robert Andrews questioned if we were a non-profit specifically for consideration of rules regulating these entities.

5. *Treasurer Report- Mike King*

We have received 121 out of 123 road/administration dues and 20 out of 27 administration dues for Fiscal Year 2021-2022. I want to thank all our members who have paid their dues in support of our Lakes. Two separate past due notices have been sent to the members who have not paid their road/administration dues. If we don't receive payment by the end of July, liens will be issued against their property.

We are currently at \$38,00.00 in our savings with a by-law that states it must be \$50,000. We have a few years to try and add the funds to meet this obligation.

He acknowledged and thanked Diane Ostrosky will be assuming the role of treasurer after the July 2022 meeting.

6. *Roads Report- Rick Applegate*

Rick thanked past and current members who help maintain the roadways for the benefit of everyone. He will be having surgery next month and will need assistance for the roads to be maintained during that time. Several members who are currently helping will continue. We are looking for a new person to take on the board roll for the roads. This person would be assisting with the roads and coordinating the other volunteers' efforts around the lakes. Rick indicated he would continue to assist on the roads as needed but welcomes the change in board leadership.

The fishing committee has been working to keep the fisheries of Perch and Crystal balanced and thriving. Rick read several comments from their meeting regarding the improved size of our blue gills compared to previous years. He cautioned those fishing to be aware of the spawning in May and June. It is fine to fish and keep for a meal but try to release more during this season to ensure that the quality/quantity of fish continues. The exception would be the carp in our lake. Removing them is desirable to prevent their multiplying. They will be spawning soon and can be seen at the shoreline. This year we stocked 150 rainbow trout and thousands of fathead minnows. These minnows also help minimize the algae in the lake.

We ask that association members be careful about letting too many people on the lake to fish other than lake owners. When they do have guests, encourage them to follow our guidelines.

7. *Lakes Report- Bob Conn*

Bob addressed numerous issues relating to the water quality and our efforts to keep the water clean.

- Starry stonewort is an increasing problem in our lakes. The clear water encourages its growth. It also has a negative impact on the locations available for fish to spawn. Our region of Michigan is among the worst hit by this invasive plant. Bob will send a link to a video addressing this issue to be posted to our website.
- The water level is high. We do not have control of the weir – it is maintained through a separate SAD (Special Assessment District) from the county. We do have some responsibility for keeping the area clear of beaver dams and barriers. If a problem occurs,

we can contact them to be sure that we are not getting Lake Leann water coming back into our lake.

- Bob also addressed the fish stocking and its role in minimizing the use of chemicals for algae. The lake volunteers are committed to reducing chemicals whenever we can.
- A major contributor to weeds in any lake would be improperly maintained septic systems. We do not have anything in our association that mandates routine cleaning but recommend that it be checked regularly. We have also posted signs asking people not to fertilize the lawns. The run-off can make a big impact on the weed growth.
- The SAD for lake management is providing our funds for treatment. The township has agreed to pay the bills as they are presented. Members can still contract individually with PLM for lot spraying. Diane Lawson asked if the lot spraying was a good idea. Bob indicated that every property was different, and that decision was between the homeowner and PLM. Generally, you have a right to decide to remove lily pads in front of your property. Keep in mind that the leaves are where creatures store their eggs, so we don't want to remove all of them on the lake. The water temperature also is increased as we remove cover which results in more algae. We are trying to find the best balance for lake preservation, fishing quality, swimming, and boating activities.
- Ann Dyjach asked if she should spray for dandelions. Bob indicated that all spraying should be kept 15-20 feet away from the shore although there will still be run-off impacting the water.
- Tom Dyjach asked if there were perch in Perch lake. Apparently, the influx of pike in that lake has reduced the Perch population. Perch were added in the fall.
- Cheryl Coury asked about the road spraying and the damage it was doing to her yard. Rick indicated that the formula used is brine or salt water. The road spraying is kept to a minimum.

8. *Foundation Report- David VanDerworp*

The Foundation had a good year collecting donation in 2021. With the SAD in place for lake treatment the foundation will redirect efforts to projects for the community. This year we sponsored fish stocking, water quality monitoring activities, fertilizer signs and conference fees. Dave will be attending Michigan Lakes and Shorelines Association to collect information about non-chemical treatment of invasive species. We will also be reimbursing the Crystal Lake Perch Lake Association for the unanticipated legal costs for acquiring the SAD (\$3,399.98) and hold \$7,000.00 in reserve for unexpected lake treatment needs if they exceed the yearly SAD budget (such as starry stonewort invasion).

The Foundation will also fund the installation of benches at each access site in memory of past Board member, Stan Kirkwood. (The funds for this project will come from those donated in Stan's name.) The Foundation's purpose is to fund projects that benefit our lakes and to gather resource information to make those projects happen. Our mission is to support the efforts of others. It is up to the whole community to determine what can be done. Bring your ideas to us and we will do our best to try to make them happen. Remember that all projects must benefit the community as a whole and not just one or a few individuals. Some ideas we have had are shoreline mapping and rehabilitation, e-coli testing in midsummer, septic system health and maintenance, fisheries management. If you have ideas, and are willing to lead the project, please contact us at PO box 193, Somerset Center, MI 49282 or contact Dave at vanscamp@wowway.com.

9. *Secretary Report- Thea Kirkwood*

Thea thanked members for their assistance in maintaining the directory by notifying when there is a change to contact information. We continue to try and use the email blast carefully so that we don't overwhelm our membership with emails.

Members were encouraged to check the website when links are provided such as the newsletter.

There are many items of interest/information provided on our website both to educate and answer questions. The website has also been updated to remove past directories for privacy concerns and to reflect the changes to our fees now that the SAD has passed.

10. *Special Projects- Barb Yamarino*

Barb thanked everyone for the great response to the calendar sale. The membership present indicated they would like to continue for next year. A boat parade for the Fourth of July was approved as well. It will be held on Saturday, July 2nd at 1:00 p.m. starting at the boat launch.

A volunteer request for our annual picnic was passed around but we still need many more volunteers to assist with the food preparation and celebration. Please consider giving some of your time and talents for this event. The picnic will be held at McCourtie Park at 12:00 p.m. on Saturday, July 9th following the summer meeting. The theme this year will be a Hawaiian Luau with activities for children and adults.

People have expressed an interest in new t-shirts/sweatshirts with a different logo. We no longer have a peacock on the lake but perhaps an eagle could be used. Design suggestions are requested.

11. *New Business*

Dave VanDerworp announced there will be a Kids Fishing Tournament again this year. They are looking at dates in June to finalize the plans.

Amy Kochendoerfer shared her experience with Consumer Energy and their Home Energy Analysis Report. They will send a representative to your house to make recommendations for ways to reduce your energy use and costs. At her home, they replaced thermostats, faucets, shower heads, light bulbs and more at no cost. You can call 888-316-8014 for more information.

Chuck Fifield has designed and created gorgeous prints that will be available for sale on our website. They were presented at the meeting for members to enjoy and photos will be posted on the website, crystalperchlakes.com. All proceeds from the prints will be donated to the Lake Foundation for projects that enhance our community. They include: Michigan Woodpeckers, Lake Birds, Fish, and a smaller Monarch Pinwheel. People who sign up for one or more will receive them either at the summer meeting or via a phone call for pickup at the Fifield home. Please make a check out to the CLPL Foundation for tax deduction purposes. Our gratitude to Chuck for sharing his time and talents.

12. *Old Business*

No old business.

13. *Adjourn*

Meeting adjourned at 11:15 a.m.