

## CLPLPOA Annual Summer Meeting Minutes - July 13, 2024

### **1) Call to Order**

President, Kevin McMaster, was absent so the meeting was called to order by Patty Maher, vice president at 10:00am. Patty explained that Kevin and his wife, Kris have recently taken possession of a newly built resident in Naples, Florida where they currently are closing on their home and attending to unfinished items.

The meeting opened with the Pledge of Allegiance.

There were no new members in attendance. Condolences were offered to Alison Neff on the passing of her mother last month. We would also like to express our sympathy to Mark Smith and Carrie MacCready on the death of their mother, Edith Smith.

Patty explained that several members of the board were exposed to covid and were not in attendance out of an abundance of caution. Additionally, the planned Italian luncheon was canceled due to covid exposure of the hosting committee.

### **2) President's Report (Given by Patty Maher)**

First order of business was to approve the minutes for the April 20, 2024 Spring Meeting. Minutes were emailed to members after completion and during the month of April for review prior to the summer meeting. All minutes are posted to the website where they are available under the association tab. 10 copies were made available at the meeting for any member who was unable to access. Given there were no corrections, the minutes were approved with a motion by Elizabeth LaPorte and a second by Ann LaPointe.

Board members were introduced via role call: Present were Patty Maher, Rick Applegate, Jim Carr, Bob Conn, Thea Kirkwood and Diane Ostrosky. Rob Shier was Zoomed in via laptop.

Patty reviewed today's voting procedures (Election/ Budget). A majority of votes cast at the meeting (which represents a quorum) shall be sufficient for the adoption or rejection of any question or matter of business. (By-laws, 2002. Article III, Section 6. Vote)

Annually we vote on the member dues which fund the Fiscal Year budget. The annual budget includes two parts: administrative costs and road maintenance costs. Lake dues are currently included in our 5-year SAD collected annually in our Somerset Twp taxes each winter. FYI. We have started gathering information about the timeline and processes for renewing the SAD. There will be more information about this in the upcoming membership meetings and newsletters.

Board of Trustees:

There are 7 seats on the Board of Trustees. The POA membership votes for a candidate to join the Board. The newly elected Board of Trustees then allocates the role/office/responsibilities within the elected Board. Duties of each role are defined in the By-laws. Roles are: President, VP, Secretary, Special Projects, Treasurer, Lakes and Roads. Trustees are elected to a 3-year term. Existing Trustees may extend their service on a year-by-year basis (with membership approval at each annual meeting). For purposes of succession planning and continuity, the Board may add non-voting Ad Hoc Trustee positions. These one-year appointments are also voted on by the membership. We currently have two Ad Hoc Trustees on the Board. We announce upcoming open seats on the Board in our fall and spring membership meetings and newsletters. In describing open seats to members interested in serving on the Board, we will often answer questions about the roles and duties and operational aspects of the Board. We discuss how possible candidates' skills and experience

might fit into the Board. Obviously, there are some specialized skills needed for the Board (e.g., bookkeeping, technical, substantive areas of interest). We are happy to say we have a full slate of candidates for your consideration today. There is also an opportunity for nominations from the floor and paper ballots have been prepared for that as well. If there are no nominations from the floor, voice voting will be used (aye, nay, abstain)  
The By-laws specify eligibility to vote with only one vote for property (from designated titleholders) and the member is current on their annual administrative fees and/or road dues. (By-laws, July 2022. Article II. Section 1A. Members)

All members who are eligible to and have paid road dues may vote on road related matters, and specifically the road maintenance fees for the upcoming fiscal year. (Article II, Sections and 3A (Road Maintenance Fees) The Treasurer provides the list of POA Members who are/are not eligible to vote based on payment of dues/fees. (Members are informed if they cannot vote today.)

The 5 terms ending this year are Rick Applegate, Bob Conn, Thea Kirkwood, Kevin McMaster and Patty Maher. Our slate of candidates is for 3-year terms except where noted: Jim Carr, Amy Kochendofer, Patty Maher (1 year extension), Linda McCracken and Rob Shier. Amy introduced herself as an 11-year resident and retired K-12 public school administrator. She expressed her willingness to contribute to the lake community she values. Patty read a short note from Linda McCracken who has lived for 10 years on Perch Lake and attended/enjoyed many events hosted by the board. She expressed the same appreciation for the lake members and her enthusiasm for joining the board.

Patty took the opportunity to thank each of the outgoing members for their service and shared kind words about each person. She expressed gratitude for their countless hours, patience, knowledge, professionalism and dedication to the membership and community. The members present applauded the trustees multiple times and also expressed their gratitude. One member added a big thanks to their families, as well, given the amount of time and energy offered. A Happy Birthday was also extended to Kevin McMaster.

Thea Kirkwood, secretary, did an individual voice vote for each candidate with unanimous approval expressed for each. The slate of new trustees was adopted. Patty also acknowledged past board members who were present at the meeting.

A question was asked about which role an individual would play and Patty shared our preliminary thoughts about the roles people could effectively assume. More information will be provided to the membership in an upcoming email.

### **3) Treasurer's Report**

Diane Ostrosky included a hand-out of the year-end budget report. This year was another success with all road dues collected with the exception of one member. Five members did not pay their administrative dues and were not eligible to vote.

Diane will begin invoicing for the current year so please make sure your email is current. Snail mail is for exception only, not a standard practice. If you have not received your invoice by October, make sure to check your Junk folder for the sender: [ostroskydl](#). Auditors are chosen and will be auditing the books for the fiscal year. Please see the attached file for specific figures related to the budget as planned, with expenses, and any variance. The budget for 2023-2024 was planned at \$43,860; expenses were for \$33,010 with a variance of \$10,182. The Road line item ((\$32,100) is a rolling item and \$3,353 remaining in that will move to next year. The administrative budget \$3,725 had a negative variance of \$1,206 due to increased

costs in insurance, web administration and development, office supplies and real estate taxes, etc.. The variance was covered from our contingency fund. Our current checking account balance is \$18,301 and savings account balance \$45,847. We have a CD of \$15,000 which will be renewed.

There is no plan to increase the road (\$300) or administrative dues (\$25) for the 2024-2025 fiscal year. We have added Venmo as a payment option for members. If you have questions, you can contact Diane at [ostroskydl@comcast.net](mailto:ostroskydl@comcast.net)

A question was asked about the SAD expenditures (collected and used). Patty indicated that a request has been made to the township for a general ledger so that we have greater visibility of the account.

#### **4) Secretary's Report:**

Please keep your emails updated so that you can continue to receive communication events and information.

A question was asked about whether the old directory can be updated. Answer- The master directory is kept private for association use. We have a public website so we do not publish private information. Members are always welcome to contact the secretary who can act as a liaison with any member. A member shared that their condo association created their own directory with permission from members who wanted to participate. That member (Lois Plantefaber) indicated she would be willing to create that list.

#### **5) Vice President's Report**

Patty discussed the documentation she has created related to the voting procedures used during this meeting and alignment with our bylaws. That documentation will now be available going forward in association business.

Concurrently, she has also continued working on our new Crystal Lake - Perch Lake POA website. She thanked the authors who worked to draft the new content: Annamarie Asher, Elizabeth LaPorte, Alison Neff, and Dave VanDerworp, and the entire Board of Trustees who reviewed the final first draft of the new content before it went to the programming team.

The new content and all the supporting documentation and hyperlinks were relayed to our website developers, lake community members, Ryan Carmody and Marshal Simons about two weeks later. They have done an outstanding job! During the spring and early summer they prepared a beautiful and strongly functional first draft, or beta version, of the new website. Over the course of the past month, since mid-June, we tested the beta version of the site, and provided feedback to the programming team; they made minor corrections to the content or corrected/new hyperlinks that repaired ones no longer working. (A huge thanks to Elizabeth LaPorte for her unwavering support and diligence on this project including testing.)

Our target date to have updates ready for final review is early August, with board review, including outgoing members. Ryan and team will prepare some training videos for our key web-support person, Libby Pike. This will allow her to make on-going changes and uploads to the website. We are targeting a release to the CLPLPOA Membership in September, 2024. A member also acknowledged all the work Lois Plantefaber has provided.

As a reminder, given the amount of time and focus it has taken to develop the website material, we only have an abbreviated section on the lake history when the new site launches. The intention is to expand this area over time. We are adding members to the small team who will be working on this topic. Contact me, [mpvmaher@gmail.com](mailto:mpvmaher@gmail.com) or Lois Plantefaber [Plantemaher@gmail.com](mailto:Plantemaher@gmail.com) if you are interested.

## 6) Roads Report

Rob Shier gave a special thanks to Rick Applegate for his guidance and patience during his transition!! He felt he was naïve when taking the job for the amount of time and knowledge needed to do the roads. The roads are in excellent condition due to the commitment of the team under Rick's leadership.

The goal now is to create a 3-year plan to improve the roads and minimize the time our volunteers need to utilize. We are also aware of managing costs to our homeowners. He thanked Diane, Tim, Frank and Terry, as well, for their dedication.

The good news is there will be no increase in road dues for 24/25. Roads Fiscal year 23/24 came in under budget. (primarily due to less snow removal and many volunteer hours in maintenance). The road budget for just sustaining the roads and paying for just the fix cost \$21,000 for pole bar rental, dust control application, base gravel, snow removal, fuel and grader maintenance. Therefore, we have 8,000 to 10,000 for any improvement and homeowner's extra requested activities.

As an improvement project, he noted that adding asphalt millings and additional outlets has improved washout performance at "Y" on Crystal and Perch -Completed June 21.

Dust Control- May 6th was the first application with our new supplier which went well but weather forecast vs reality was different with very heavy rains that evening (3 ½ inches). Therefore, the supplier committed to a free respray which was completed May 16th prior to Memorial Day. The new supplier has a larger truck with additional spray controls. Complete dust control coverage for our roads is 1.3 trucks for the 3.1 miles of roads. The larger truck supplier and a single pass strategy will be deployed. To be environmentally responsible and minimize costs, as well as to improve control for members, we focus on the highest traffic area. Our supplier allows us to carry over application funds from year to year.

The current grader is closing in on end of life (EOL). Association contingency fund continuation is a must for our future equipment needs. We want to mitigate RISK of our equipment for any unplanned event/outage. Through minimizing run time and completing maintenance logs, we hope to sustain and hold off on replacement during this fiscal cycle.

Alternative Technology - To give credibility for new technology and validate a solid back-up plan that can be executed quickly the road crew will do a 1-day rental of a tractor and box grader. \*Rental cost is @\$1100 per day.

Homeowner reminder to please communicate with any private contractors to remind them to be courteous and cooperative to fellow association members and to leave the roads in same condition as they found them.

Please ensure homeowner's reach out to Rob directly if you have any requests, question or concerns regarding road issues. This should improve efficiency and avoid disconnects.

Finally, Rob put out a sign-up sheet in the spring for emergency plans looking for volunteers and was overwhelmed with the support received. It makes him look forward to the role knowing he has so much help when needed.

A question from a member... would the emergency plan include members who live on roads that may not all be included in our road dues. Rob said that he wouldn't neglect any area of the roads (during emergency) and will work with the volunteers to provide emergency service.

Rick said that we are in good hands with Rob and he has the right idea to create plans although we are limited in subcontracting funds. The previous team was committed to the same goals and recognized the challenges faced by the volunteers. The biggest issue is always the weather, which can't be controlled.

## **7) Lakes' Report**

Jim acknowledged and gave thanks to Bob Conn for his service and his patience in guiding him.

The mild weather has contributed to early summer conditions on the lake. Last year we hired RLS to do a complete assessment to help inform our decisions related to lake management. They indicate we were a B+ overall. Please refer to our website for the full report. In an effort, to incorporate those plans, we met to discuss how PLM would treat. We were a few weeks behind in our treatment as we considered our approach which contributed to some of the additional weeds. The good news is that the lake is currently in good condition. PLM provided a detailed map of the treatment areas which he is happy to share. \*Bob noted that the map was of the invasive species that we are trying to target,

Reminders: Please be conscious of the fishing beds when swimming, boating and fishing. Please make sure your watercraft is marked with your lot number so that loose boats can be returned. Also we are asking lap swimmers (not those swimming by their boats out in the deep) to wear a brightly colored buoy to be noticed by boaters when you are in the water. Last year, Jim was picked up by a boat while swimming during a storm (which suddenly appeared) because someone saw his buoy.

In conclusion, we are a community of lake lovers. Remember that we (as humans) are an invasive species and our behavior has a positive or negative impact on the lake.

A question was asked about individual lot spraying and how poor the conditions are in Little Crystal. Bob indicated that Little Crystal was not treated and it is in bad condition relative to milfoil. The timing now is not appropriate for milfoil...now we are treating domestics. It will need to be addressed in the spring when the new growth occurs. Harvesting is an option but it also spreads the weed. We put 48,000 minnows to try to have an organic approach to the algae and muck. Also, you can note the presence of amphibians to determine the condition of the lakes...lots of bullfrogs is an indication of health.

A question was asked about the conditions in Crystal and invasives. It is becoming difficult to navigate the water. Should the area be avoided? Am I spreading the invasives to the main lake. How do we address this also for the members who live there.

Yes, milfoil should be avoided as possible. We need to pay extra attention to this area as we plan funds for next year, particularly during spring treatment. Also, a request has been made to have the cutter boat deal with the area at the entrance to the channel. Ed will be contacted.

A member noted that climate change is impacting all the lakes in Michigan. She appreciated that long-term treatment planning was being considered.

Annamarie and Wayne Snyder have volunteered to be on the lake committee. A member questioned what this is and if there is anyone from Perch. Attempts have been made but no one has stepped forward. The committee plays an advisory role and can make recommendations to board who will make decisions. Someone mentioned charcoal filters used

at Lake Leann. Bob indicated they may be useful when we spray plants and they decompose emitting phosphorus. We can consider this but Leann has a much bigger budget than ours.

Wayne (who measures our water quality) noted that our oxygen levels and visibility are low and is suggesting we discourage additional lot spraying even though PLM is willing to provide. We may check for carry-over.

## **8) Special Projects**

Mike Smith has graciously offered to coordinate a **golf outing** this summer. There is a sign-up sheet at the back table for the event. People interested in participating but not present at today's meeting can contact Mike directly to sign-up. The Crystal Lake /Perch Lake Golf Outing will be held at the Gauci Golf Course on Friday, August 16 – 3:00 pm. It will be a shotgun start, four-person scramble – best ball. The cost is \$30 per person for golf and dinner/\$10 for dinner only.

Proceeds will go to the CLPL Foundation. Make Check payable to: Mike Smith – 11439 Crystal Lake Drive, Jerome, 49249 - PAYMENTS ARE DUE BY FRIDAY, AUGUST 9<sup>th</sup>. Contact Mike via cell (phone 419-360-3723) with any questions.

We had our first flotilla on Saturday, June 22<sup>nd</sup> - it was very successful with 7 boats participating. Two more flotillas are scheduled and all are welcome to join the fun: Saturday, July 27<sup>th</sup> and Saturday, August 24<sup>th</sup>.

We had a very successful **chili cook-off** last fall - with 11 different chilis competing! There is a sign-up sheet for people wanting to provide chili and help with the event. The Chili Cook-Off will take place immediately following the Fall Lake Meeting on Saturday, October 5<sup>th</sup>. People not present at today's meeting can contact Laura Dietrich via text at 502-905-1235 to sign up.

New Little Library: A big thank you to Rob Shier for making a new little library (Crystal Lake boat launch). The old library was infested with bugs and had to be replaced. Please feel free to donate 'newish' books or take one to enjoy!

There will be a raffle after the meeting for the delightful Italian centerpieces of basil.

## **9) Voting on Annual Budget – Patty Maher**

Now that we've gone through the reports, we have context and will be voting on 2 items. The first is to maintain our administrative fees at \$25. – It was a unanimous 'aye' vote. The second is to retain our road dues at \$300 for each lot with a single home, \$50 for undeveloped lots and \$25 for half-lots. It was a unanimous 'aye' vote.

## **10) Foundation Report**

Dave attended a Michigan Lakes and Stream Association conference in Muskegon and shared several items: Our lake is in better condition than most of those who attended; septic systems were stressed because Michigan is the only state without regulations. Please contact your representative to vote on proposed legislation regarding maintenance of septic tanks and a bill to amend recommendations for Pfas parts per million allowance. Some states have a point-of-sale requirement, however, lake homes are often passed down in families; there is interesting work being done using underground cameras to identify and locate invasives; hydrilla was

found in a Michigan pond but was destroyed; Dan Egan was the featured speaker – author of The Death and Life of the Great Lakes. One quote – “The greener the grass, the greener the lake.”; we’ve been fortunate not to have dangerous blue algae.

From our septic surveys completed, we gave three \$100 grants for septic tank cleaning with one of the grants returned to the Foundation. We also have a Meckley’s gift certificate for Barb Yamarino from the survey entries.

Annamarie gave an update on the Michigan Shoreline Project with the name and detailed information provided on the back table. People who are interested can complete a survey about their own shoreline and learn about best practice as you take it. The purpose of the program is to learn how the shoreline impacts the lake and best practices for a healthy lake, plus resources for plants that can be used from the water extending into the lawn. Seeds may be present under your lawn that are natural shoreline resources. She hosted an information session at her home (9 members present) to share information, a video and a shoreline walk.

The next project being considered is using these resources and ideas at the boat launch property since it is a shared property to demonstrate the process. It will be proposed to the new board and we are looking for people who would be interested in helping with the project.

### **11)New and Old Business**

No old business.

Dan Stevick shared that he is running for county commissioner in Hillsdale County. He is running as a republican and has been active in reviewing the financials of the county. Somerset Township contributes a great deal of the budget share and he wants to serve as a budget hawk for the community.

### **12)Adjourn**

The raffle was held for 10 plants. A motion was made to adjourn by Dave VanDerworp with a second by Tom Dyjach at 11:55 am.

Respectfully,  
Thea Kirkwood  
CLPL Secretary

New Board Contact Information (alphabetical):

Jim Carr	<a href="mailto:cjconsulting8@gmail.com">cjconsulting8@gmail.com</a>
Laura Deitrich	<a href="mailto:La54dietrich@gmail.com">La54dietrich@gmail.com</a>
Amy Kochendoerfer	<a href="mailto:amysueski22@gmail.com">amysueski22@gmail.com</a>
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Linda McCracken	<a href="mailto:lakequilts@gmail.com">lakequilts@gmail.com</a>
Diane Ostrosky	<a href="mailto:ostroskydl@comcast.net">ostroskydl@comcast.net</a>
Robert Shier	<a href="mailto:rlshier123@gmail.com">rlshier123@gmail.com</a>