

CLPL POA Board Meeting
10-5-2024

1) Call to Order/Welcome/Pledge of Allegiance

2) President's Report (Patty Maher)

- Patty welcomed both new members or those attending the meeting for the first time and/or in a long time. Although no newcomers were present, she highlighted that several new families have recently purchased homes on the lakes. We look forward to welcoming these new Association members at future meetings, as we also say goodbye to wonderful Association members.
- Patty shared that we have a full agenda today, hearing from the Board of Trustees and the Lake Foundation and ending with a short break before we dive into our Chili Cook Off. She thanked Linda McCracken and her team for leading this event and all the cooks who made chili!
- **A Roll Call** was taken:
 - Laura Dietrich, Vice-President
 - Linda McCracken, Special Projects
 - Diane Ostrosky, Treasurer
 - Amy Kochendoerfer, Secretary
 - Jim Carr, Lakes
 - Rob Shier, Roads
- Patty requested a motion to approve the *Meeting Minutes* from the Summer Meeting, which had been distributed to CLPL members prior to this meeting. Judy Moskus made a motion to approve the 2024 Summer Meeting Minutes, and Grace Lieblein seconded the motion.
- Patty announced that the new newsletter format was distributed in September, recognizing Libby Pike for creating the design and editing

the content. She highlighted that the purpose of the newsletters is to provide updates, especially for those unable to attend meetings.

- She also shared that the Board of Trustees (BOT) met on August 9th, in accordance with the bylaws, to plan for the upcoming year. During the meeting, the BOT addressed some essential housekeeping items, including establishing the POA/Board meeting schedule for the year, which is now posted on the website. Each Board member presented their plans for their respective areas, discussing specific topics and financial responsibilities. Patty noted that the goal was to create a unified understanding and support within the Board, which will ultimately benefit the entire POA. Each Trustee will touch on key topics in their reports later today.
- In terms of leadership continuity, Patty reviewed the upcoming expiration of terms for the Board of Trustees and emphasized ongoing efforts to recruit potential new members. They plan to discuss this further in the spring, encouraging anyone interested in joining the Board to reach out.
- Regarding collaboration with the Foundation, Patty shared that there have been 2-3 meetings with Foundation leaders to prepare for this meeting and discuss planned projects for the year. They are excited to explore new fundraising ideas to support the lake community and the Foundation.
- Patty provided an update on the initial work on the Special Assessment District (SAD), which was reported in the newsletter. Jim Carr (Lakes) and Laura Dietrickh (VP) are co-chairs of this initiative. A working/advisory committee will be set up in the spring.
- Finally, Patty announced that the new website, which has taken two years to develop, is finally ready! She expressed her gratitude to everyone who contributed to the project, especially Ryan Carmody and Marshall Simons for their fantastic work, and noted that members will receive a separate email from the CLPL Secretary (Amy) when it is operational. The website's name and address will sit at the same site.
- Patty then opened the floor for questions.

2) Treasurer's Report (Diane Ostrosky)

- Diane provided handouts at the start of the meeting.
- She stated that she is still collecting dues for the fiscal year, with 70% already collected. She expressed gratitude to those who paid and encouraged those who have not paid to do so.
- Diane announced that the CD she opened last year matured in August earning \$689. She rolled it over into a new certificate and added an additional \$15,000 for another year.
- Diane thanked Ann Love for completing the audit of last year's financial records and for creating a set of working instructions for future auditors. No major concerns were identified, although there were some timing issues regarding when items were received versus when they were actually deposited. She made minor adjustments to her spreadsheet to clarify these points and assist with future audits.
- Diane stated that once all of the dues have been collected, our planned income will be \$43,875. Thus far, she has received \$30,926. We are 70% complete. Diane will send reminders via USPS by the end of October to anyone who hasn't paid yet.
- Diane discussed our expenses as of October 1st, including Roads (\$5,414), Lakes (\$1,771), Administration (\$799), and Parties/Meetings (\$156). In terms of Lakes, she pointed out that a hydro sweep operates throughout the winter on Perch Lake to prevent the lake from freezing and harming the fish. The necessary equipment needed repairs, and we reimbursed the SAD for some expenses. Administration costs covered website services, office supplies, and postage. Our total expenses thus far have been \$8,140.
- Regarding our finances, we have \$40,335 in our checking account, \$30,847 in our savings account, and \$30,689 in certificates of deposit, bringing the total to \$101,871. The membership applauded Diane for her fiscal management.
- Laura, the vice president, thanked Diane saying, "You have one of the toughest jobs on the board." She reminded everyone that Diane is a volunteer and noted that collecting dues has been challenging due to

some rude individuals. She encouraged our community to show her our support!

- Patty noted that we have spent more money on administration than on parties and called for more parties!
- Thea mentioned that as a former secretary, she had to send hard copies of the newsletters to a handful of members. This added step involves extra costs and effort. However, Diane now has to do this for 30% of the membership in order to collect the required dues, which is considerable. It would be more efficient if we could eliminate this extra step.

3) Vice President's Report (Laura Dietrich)

- Laura pointed out that her job is to support the president, Patty. She will report on the SAD later in the meeting.

4) Secretary's Report (Amy Kochendoerfer)

- Amy shared that the next two general meetings are scheduled for Saturday, April 26, 2025 and Saturday, July 12, 2025 at 10 AM.
- She stated that she will do her best not to inundate everyone with emails, but she tends to write them as they come to her inbox. To make things easier for everyone, she will ensure to include clear and descriptive subject lines for easy searching.

5) Special Project's Report (Linda McCracken)

- Linda welcomed the membership to the Chili Cook-off. She thanked her committee Laura and Barb for their support.
- She stated that it has been a busy year with flotillas and a golf tournament at Gauci Golf Course.
- At the Spring meeting, Linda will put out an interest sheet, and she encouraged members to think of other events they would like the committee to organize for 2025.
- Laura expressed her gratitude to Mike and Mary Smith for organizing the golf tournament. Mike reported that 26 golfers took part in the event, with the "old pros" (Rick, Marty, Chuck, & Dick) emerging as the winners. They

received gift certificates, which they generously donated back to the foundation. A total of \$350 was contributed to the foundation. After the tournament, 35 members shared a meal at Gauci Golf course. A special thank you to Kenny and Pam Gauci for hosting the tournament!

6) Lakes Report (Jim Carr)

- Jim reminded members to review the newsletter for updates to avoid rehashing information previously discussed.
- He noted that currently the lake conditions are healthy. The presence of jellyfish indicates a thriving ecosystem; they don't sting and are not harmful.
- We're establishing a Lakes Advisory Committee with representatives from both lakes and various interest groups (fisherman, boaters, swimmers, etc.). Several volunteers have stepped forward for the first meeting, which will be held by the end of November. We'll also offer a Zoom option for those leaving for the winter.
- Our priorities include creating a long-term maintenance plan for the lakes from both an action and financial perspective. We are collecting financial records from the lakes and the township, with PLM providing assistance. This will help us track past actions and their impacts. He shared that Bob Conn has a mental database and has been very helpful with recalling lake treatments, but Jim will document everything in a spreadsheet. We need to establish lake treatment effectiveness measures to understand what's working.
- Regarding optional lake front treatments, PLM offered a second treatment option in early August. Members who paid \$140-\$150 for individual lot treatments had the option for a second treatment, but some chose to skip it due to concerns about adding more chemicals to the lake. We're currently working out the details and pricing for these optional treatments. The goal of the Lakes Committee is to maintain healthy lakes for us and future generations.
- We've spent considerable time on the SAD project. Laura will speak more on it later.
- If you have any questions, feel free to call or email Jim. Jim has Bob's cell number, who has graciously agreed to support Jim in the future.
- Thea raised a concern about the individual lot spraying. There has been some confusion regarding what is being sprayed and the timing. Moving forward,

Jim will try to provide clearer communication about the timing and targets, and he plans to update the form on our website, which should affect participation.

- Cheryl Bias asked about the availability of the cutter boat. Bob Conn confirmed that there is one cutter boat available - Ed Louis had it, and Chuck covered it in the spring, since Ed's health is declining. We need a new manager for the cutter boat, which requires some attention. Bob stated that it is essential to treat milfoil, as untreated areas can quickly become overrun. Bob reminded us that while we can't eliminate every lily pad (per DNR), we will do our best in front of our lots. He also emphasized the importance of timing when cutting milfoil; if we don't treat it first, we risk allowing it to spread extensively.
- Finally, Jim invited members to join him and Ann Marie for a swim around the lake. Make sure you have a buoy!

7) Roads Report (Rob Shier)

- Rob stated, "I hope you are happy with the roads." The membership applauded to show their gratitude to Rob and his team of volunteers. He thanked Frank, Rick, Terry, and Tim. He also thanked Diane for her work as treasurer, pointing out that the turnaround time is quick.
- Rob thanked homeowners who took care of tree trimming.
- In the past week and a half to two weeks, \$3,200 worth of gravel was added to our roads. It's high-quality gravel, crushed down to $\frac{3}{4}$ inch, and it's firming up nicely. They focused on the high-traffic areas.
- Dust applications have transitioned to a single-pass method instead of going back and forth along the roads. This approach has been effective, as Rob received no dust complaints. The new supplier Rick Applegate connected us with has a sprayer that enables this single-pass technique, preventing runoff. It's provided to be both environmentally and financially beneficial. This new plan also allows us to carry over one application. We will have 5 dust applications next year using the same approach.
- Rob has placed sand in two locations in preparation for ice storms, which will help us manage our salt usage. Each snow plow costs \$400, and adding salt runs about \$1,000 each time. Considering these expenses, it's crucial that we

find a balance. By adding extra gravel and improving our roads, we hope to minimize and mitigate costs.

- Grader maintenance is a challenge, as it's a large piece of equipment with limited suppliers, making it difficult to get repairs done. We've replaced the pump and have some hoses to replace next week. We're keeping a maintenance log to track our oil usage and haven't had to add any engine oil in the past 2 months. We've logged 21 hours of grading, which is a good sign. However, having a budget at only 70% is not acceptable, and we need all members to pay their dues. Rob's budget is \$32,000 and he plans on spending \$27,000 because he wants \$5,000 contingency for our future.
- To keep our road dues down, Rob and his team are exploring new technology, specifically a Kubota and a grader. He used a \$100 gift certificate from the "wedding barn guy" who had a Kubota and a tractor for testing. Unfortunately, the Kubota doesn't have the full capabilities of our grader, while it can't dig down to change a road, it can effectively maintain one. It's easy to use, and there are some advantages to adopting different technology. The cost for a Kubota is \$65,000, but there are purchasing options available. The BOT will discuss this in the coming year.
- With winter plowing on the horizon, Rob reminded everyone to place reflectors along the edge of your property to protect their yards. He also noted that leaves can impact grading, so please try to minimize leaf buildup along the roads.
- Jeff Greep reminded members to slow down when driving down the roads.

8) Lake Foundation Report (Dave VanDerworp)

- Ann Marie provided an update for Dave VanDerworp, the chairperson of the committee, who could not be present.
- Ann Marie stated that the purpose of the foundation is to support the MiCOPR water quality testing, which is done on a regular basis, the Shoreline Ambassador Program, the administration of the Stan Kirkwood Memorial Foundation Fund, emergency funds (lake treatments that are over and above the SADbudget), and research education and training that promotes the health and use of our lakes.
- Dave attends state-wide meetings and has information available regarding septic tank maintenance, etc..

- In regards to the treasurer's report, the foundation has \$7,564 in the general account, \$8,020 in the fishing fund, and \$1,853 in the Stan Kirkwood Memorial fund.
- Per the by-laws, the foundation needs an auditor to inspect their books. They are looking for a volunteer, someone who is not on the Foundation committee. Please contact Dave or Ann Marie if you are interested.
- Ann Marie provided the names of the committee members: Ann Marie (secretary), Dave VanDerworp (chair), Robert Burns (treasurer) and Wayne Snyder (non-voting member). All are from Crystal Lake. As a result, they are seeking members from Perch Lake to join their committee.
- The Foundation welcomes ideas for improving our lakes. Please submit an application. All projects would benefit the entire lake community rather than individual lot owners.
- You can donate to the foundation; the address is on the website.
- Ann Marie is in charge of the Michigan Stewardship Improvement Program. She is the ambassador for our lakes. She would be happy to visit your properties to discuss improvements.
- There are two websites available that provide information on what constitutes a healthy shoreline and its benefits. You can find links to the Michigan Shoreline Partnership on these sites, which has videos and offers options for purchasing native plants in bulk. The websites are:
<https://www.mishorelandstewards.org/>
<https://www.wildtypeplants.com/>
- If you're interested in placing a group order, Ann Marie requires a minimum combine order of \$400. Please let her know if you'd like to order these high-quality plants, which will save you from having to attend the public sale dates.
- She is developing plans to restore the shoreline at the Crystal Lake boat launch to manage invasive grass and address erosion control. Currently, she is using cardboard to kill the grass. In the spring, she plans to buy and plant high-quality plants. Additionally, she intends to purchase a coir log, a coconut fiber cylinder that can help establish plants and assist with erosion control.
- The boat launch will include a bench in memory of Stan Kirkwood. Ann Marie will meet with Thea to determine which bench will be purchased.

- Ann Marie reminded us to keep leaves out of the lake, if possible. She shared that there is a flower farm in Hillsdale (Black Dog Meadows Flower Farm) that will help with leaf removal. The owner will collect bagged leaves. You can contact her at 517-375-2049.
- Cheryl Bias raised a real concern about invasive loosestrife growing in the lake. She mentioned that it's important to contain it, as it soaks up water. There used to be a water trail near her home, but it's now overrun with loosestrife and needs attention. Jim stated that this is an issue for the Lake's Committee to address.

9) **Old Business** - There was no old business to address.

10) **New Business**

- **SAD**

- Laura provided an update on the SAD, noting that she and Jim are co-chairing the new SAD set to be established in 2026. She distributed a chart they developed to help guide their efforts, which outlines how funds have been spent over the past three years and will assist in planning for the future.
- She thanked Kevin McMaster, the past president, and Bob Conn for their help in creating this chart. Both have supplied valuable data for the chart. While the date on the document is a draft and generally accurate, some discrepancies may arise, particularly since the township operates differently from us. As more information becomes available, the numbers may be refined.
- Laura emphasized that once the current SAD expires in September 2026, a new one must be created; the old one cannot be renewed, and this process will take time.
- On the back of the chart, you'll find frequently asked questions, with answers to common queries provided by the Board of Trustees..
- Laura and Jim are also forming a working group to help determine their next steps, as it's important to move quickly.

- **Microphone**

- Cheryl Bias suggested that the Board of Trustees use a microphone in the future, as it can be challenging to hear from the back of the room. 😊

11) Adjournment