

CLPL Property Owners Association
Annual Meeting
July 12, 2025
Minutes

- 1) Patty Maher called the meeting to order, welcomed everyone, and invited attendees to stand for the Pledge of Allegiance. Following the pledge, a roll call of the Board of Trustees was conducted; all members were present except Diane Ostrosky, who was attending a family wedding.
- 2) Patty then welcomed newcomers and first-time attendees, inviting them to stand and introduce themselves. Phil Kovack introduced himself and mentioned that he is selling homemade candles, with all proceeds benefiting the association. Kim Umhoefer shared that her family recently returned to the area and is building a new cottage on Crystal Lake. Wilma Westgate introduced herself as a resident of Perch Lake and noted that this was her first POA meeting.
- 3) Patty reminded the community that the minutes from the spring meeting had recently been resent and asked if there were any questions or comments. Seeing none, she called for a motion to approve the minutes. Grace Lieblein made the motion, and Rachel Massey seconded it.
- 4) Patty provided an overview of the meeting, expressing her satisfaction that the association has remained within budget—a topic that would be further detailed in the treasurer’s report. She also noted concerns about the current condition of the lakes, mentioning navigation issues caused by weeds that are affecting boat motors. However, she assured the community that the lake trustee is actively working to resolve these problems. She noted that the new Lakes Trustee, Jim Carr, has greatly benefited from the groundwork laid by Bob Conn in establishing relationships with vendors. She praised Jim for the excellent work he has done so far and thanked the community for their continued support of him in this role.
- 5) Patty shared that Vice President Laura Dietrich would be addressing the SAD (Special Assessment District). She noted that the current SAD is set to expire in 2026, and a new one will need to be established to cover the 2027–2031 period.
- 6) Patty noted that there has been significant change in community membership, with many homes being sold and owners making

substantial investments in their cottages and properties. Given this transition, she suggested it's a good time to remind everyone of the community norms and bylaws, which were updated in 2022 and are available on the community website.

Key points from the bylaws include:

- **No combustible engines** are allowed on the lakes.
- **No-wake speeds** must be observed to prevent shoreline erosion and ensure the safety of swimmers.
- **Speed limits** on community roads must be followed for everyone's safety.
- **Short-term rentals** are not permitted within the community.

Patty encouraged all members—new and long-standing—to review the bylaws to stay informed and help maintain the quality and character of the community.

- 7) Linda McCracken, the Trustee for Special Projects, informed the community that she and her husband have decided to remain on Perch Lake.
- 8) She shared that the first-ever flotilla on Perch Lake was a great success and announced two upcoming flotillas scheduled for July 26 and August 23, both from 5:00 to 6:30 p.m.
- 9) Linda also reminded everyone to join the Board for the annual picnic immediately following the meeting at McCourtie Park. She noted that hamburgers, hot dogs, potato salad, watermelon, and baked beans will be served.
- 10) Amy Kochendoerfer, the secretary, shared that she is currently updating the directory due to some incorrect information. She will be sending out a Google form via email for members to update their details. Additionally, there will be an option to include their information in a community version of the directory, which will also feature members' interests. This will allow community members to connect directly for activities such as forming book clubs or organizing golf meetups. Only those who opt in will have their information published in the directory and receive a copy.
- 11) Amy also mentioned that the summer newsletter is now available on the website. The dues bill will be emailed in August by Diane. She also announced upcoming meeting dates, including the SAD

informational meeting on August 30th at 10 AM at the township, the Fall POA meeting on October 18th, and the annual chili cookoff.

- 12) In Diane’s absence, Patty presented the financial summary on her behalf. She noted the final fiscal year Treasurer’s report will be posted to the website shortly.
- 13) She emphasized that the budget remains on track and reminded the community that the SAD covers lake expenses. These costs do not appear as a separate line item because they are paid through the spring tax bill, but are included in the report to show the overall dues from administrative, roads, and SAD. Regarding the contingency variance, she explained there was an overrun in 2024 due to systemic treatment, repairs to the hydrosweeps on Perch Lake, funds used for MiCorp training, and hiring RLS to assess the lakes and provide feedback on treatment strategies. The cost of RLS was shared between the lake foundation and the association.
- 14) Next, Patty addressed administrative costs, which include insurance, taxes, web services, meetings and activities, and supplies. Due to rising expenses, we have experienced an overage in these areas for the past several years. The overrun for administrative expenses this year was \$652 which is well below the recent average (~\$1200). In order to cover the full costs, the Board proposed to shift \$1,000 from our annual operating contingency fund to the administrative budget line. The Board of Trustees proposed this approach in lieu of increasing any dues paid by members. The proposed new Fiscal Year (FY2026) dues which fund the budget were reviewed (and shown below). Note these dues are unchanged from the past year, FY 2025 (i.e., no increase).

Admin Dues	Road Dues	Lake Dues	Total
\$25	300	\$140 (SAD)	\$465

Patty asked if there were any questions or concerns. Hearing none, she called for a motion to approve the FY 2025–2026 dues for FY budget. Wayne Snyder made the motion, and Jim Tetreault seconded it. Budget/dues were approved by Membership.

- 15) Rob Shier, the trustee for roads, shared a story about two trees that fell on Perch Lake on June 26 following 2.8 inches of rain and a 32-minute period of strong, direct winds. After sending a text alert,

members of the road crew arrived within 15 minutes to clear the trees. He thanked the crew and handed out T-shirts as a token of appreciation. Phil Kovich mentioned that a tree also fell on Lewis Drive, which his son and a neighbor promptly cleared. Rob emphasized that maintaining our roads is a shared responsibility and expressed gratitude to both the road crew and homeowners for working together.

- 16) Rob then turned his attention to the roads budget, reminding the community that Patty recently included it in her treasurer's report. He explained the line item details in the roads budget. Rob also mentioned that depending on the severity of the winter, expenses for winter road management can range from \$1,900 to \$8,460, which presents a potential risk for budget overage in FY25/26.
- 17) Next, he discussed the condition of the grader. He explained that he tracks its usage time, fuel, and oil consumption, which helps identify the necessary preventive maintenance. He mentioned that some repairs were done in-house, saving the POA a significant amount of money. Additional preventive maintenance is planned for November, estimated to cost around \$8,300. However, he assured the community that next year's maintenance expenses should be down by \$3,000 providing there are no unplanned reliability events.
- 18) Next, he outlined several upcoming projects, including cleaning out the French drain, trimming trees near Perch and Crystal north and applying gravel. He explained that low-hanging branches make it difficult to effectively apply dust control and gravel. He also noted that if the winter is particularly harsh and cost to manage is up then in order to offset cost, less tree trimming will be done since this work is contracted out due to its hazardous nature.
- 19) At the previous meeting, Dave VanDerworp recommended using a map to show the locations of road issues. Rob shared a map which labeled the areas aforementioned. A community member asked if gravel was being laid near the point. Rob confirmed that gravel is being applied throughout the area.
- 20) Finally, he invited community members that would like to give back to join the road crew to please give him a call. Next, the topic of the compost area was discussed. Rob thanked Rick Applegate for keeping the area tidy and reminded community members to place debris as far back as possible to prevent it from becoming a heavy workload for volunteers. He also asked members to avoid leaving

piles of leaves on the side of the road which blocks road water drainage paths and causes water holding areas on roads. An example was on Perch where the leaves blocked the path for water to drain effectively. Robert Burns mentioned that strong winds are blowing leaves into the street near his residence so he will try to move them next time. Rick Applegate suggested leaving the chain loose so the area can be easily accessed, and reminded everyone to be cautious around the support poles to avoid shifting their position.

- 21) Wayne Snyder also reminded residents to keep leaves away from the lake. Rob Shier acknowledged that with so many tall oak trees, this can be challenging but keeping leaves away from the lake is important for future lake muck control. Robert Burns suggested separating grass and leaves from branches to help create a usable compost for gardens. Rob noted this idea for future consideration but it would add to volunteer time which is not the intent. Kim Umhoefer added that they use a lawn service and are unsure where the grass clippings are being dumped. Rob encouraged members to have the discussion with their contractors to avoid disconnects.
- 22) Finally, members were reminded to slow down on the roads. Jim Tetreault shared that he submitted a formal complaint to FedEx regarding their drivers speeding over the causeway, and that he plans to meet with the Cement City Post Office on Monday to address similar issues with USPS delivery drivers. Annamarie Snyder also noted that some lawn maintenance crews are speeding down the roads with heavy equipment and we should all do our part to have reminders with our contractors on speed control.
- 23) Laura Dietrich, VP for the association, shared that she is currently working on the upcoming (2027-2031) SAD. Laura shared background on the SAD saying that we didn't always have one. Previously, people donated funds on a volunteer basis. However, only 60% of owners did, covering the costs for all. The first SAD expires in 2026. Therefore, she and her committee are working on the next SAD that will run from 2027-2031. She covered the results of the spring RLS trial to see if RLS could provide a significant benefit for the upcoming SAD. She shared that the Board discussed and hired RLS at the recommendation of the lake foundation to validate specific benefits for lake owners. RLS performed extensive surveys on the lakes with Kevin McMaster escorting them. They provided great resources including treatment maps and a formal

comprehensive report just received 7/4. However, their treatment plan did not align with DNR recommendations in some instances. PLM also made their own recommendations. PLM recommended chemical treatment of Little Crystal and mechanical harvesting on Perch. In the end, PLM's revised recommendations were used for lake treatment.

- 24) Next, the committee explored whether RLS would recommend alternative, more cost-effective chemicals. While RLS did suggest different chemicals for treatments, in some instances they could not be applied within the required timeframe for effective treatment and in accordance with DNR guidance. And also, because they were not safe for lily pads. PLM's recommended treatments were effective and ultimately used instead. RLS concurred with this treatment plan.
- 25) The committee also questioned whether the \$5,900 spent on RLS's services was justified and whether to continue working with them in the future. Since their report was only received on July 4, it's still mid-summer and too early to fully evaluate the impact. While the report provided a more detailed assessment of the lake, it did not yield significant benefits. It will be useful for tracking vegetation locations. Overall, RLS's services seem better suited for larger lakes with bigger budgets. As a result, the decision was made to not include RLS into the next SAD cost models at this time.
- 26) Several community members had questions for Laura. Phil Kovich shared his perspective on the current condition of Perch Lake. Laura reminded the group that the focus of this discussion was the SAD, and that lake conditions would be covered during the Lakes Report with Jim Carr. Another member expressed concern about not seeing PLM sanitize their boat before or after launching it into the lakes. Jim Carr explained how PLM handles boat sanitizing and movement between Crystal and Perch lakes. One member suggested bringing RLS back in the future as a check-and-balance. Patty responded that the board can evaluate this option annually, but for the upcoming year, their services are currently not anticipated and not in the budget.
- 27) Next, Laura presented slides showing how much revenue is generated by each lake and how those funds are spent. She noted that, combined, both lakes contribute \$19,320 annually to support lake health. However, over the past four years, expenses have consistently exceeded the budget. Perch Lake brings in \$5,180 each

year, but approximately \$11,000 is spent annually to maintain it. In contrast, Crystal Lake contributes \$14,000 with treatment expenses running about \$9,000 on average.

- 28) Laura emphasized that Jim Carr would go into more detail during his upcoming report, but the data clearly shows that Perch Lake has different and more costly needs than Crystal Lake. She mentioned that former lake trustee (Bob Conn) raised this concern at three separate meetings, suggesting that Perch Lake may need to contribute more to address its unique requirements.
- 29) She thanked her committee for their ongoing work and announced an upcoming meeting on Saturday, August 30th (10:00-12:00) at the Somerset Township Hall to discuss and vote on upcoming SAD options. Prior to that meeting, she will distribute information and provide an opportunity for members to email questions. Voting will take place at the meeting using ballots. Laura explained that PLM, the township, the former lake trustee, and residents have all expressed interest in exploring new SAD options—especially now that the community has better insight into how funds are used. Given Perch Lake's unique needs, a revised approach is necessary. Members who cannot attend in person will have the option to vote by proxy. The proxy voting process will be covered in a separate email to all owners prior to the 8/30/25 meeting.
- 30) Elizabeth LaPorte thanked Laura Dietrich for the clarification, and Judy Moskus also commended her, saying she did an excellent job explaining the history of the SAD, funds collected through the SAD and expenditures, and the importance of having different funding options.
- 31) Jim Carr, trustee for lakes, shared that he has received numerous calls and messages from residents expressing concerns about the condition of the lakes. He noted that these communications were delivered in a respectful and thoughtful manner. Jim also acknowledged and thanked the members of his committee for their efforts in helping to maintain the health and usability of our lakes.
- 32) Jim reported that, according to RLS's assessment, the lakes are healthy—but not yet meeting the level of usability the community desires. In 2024, systemic treatments were applied instead of contact treatments. Systemic treatments target the roots of invasive plants and were particularly effective against Eurasian milfoil. The

treatment plan was followed precisely. However, increased sunlight allowed the various pondweed to flourish. This issue is not unique to Crystal Lake; the DNR has reported similar conditions statewide.

- 33) Chemical treatments were also applied to Little Crystal earlier in the season. While they initially reduced weed growth, the vegetation is beginning to return. Jim stated he will be meeting with PLM next week to further discuss these ongoing issues. However, at this time, the canal and Little Crystal are too shallow for them to access the area with their boat.
- 34) Jim noted that Illinois pondweed will be nearing the end of the lifecycle in the next 4-6 weeks, Jim Carr announced that harvesting is scheduled to take place on Perch Lake on July 14. It had not been completed earlier due to a mechanical issue with the harvester. The company still owes Perch Lake approximately 4 hours or so of harvesting. Jim emphasized that the impact of this intervention is immediate and thanked Meckley's for allowing the harvested plants to be placed in their field (for compost).
- 35) Cheryl Bias asked whether the lily pads could be cut again and if the cutter boats could be brought back into operation. Another POA member mentioned that Ed had covered the cost of two new batteries and hoped the board would reimburse him. Patty Maher responded that this topic is on the board's agenda for review, with a decision expected after August 1 (when the Board will hold its' annual planning meeting required by the By-laws). She urged residents not to contact Ed Lewis just yet regarding the cutter boat until proper guidance is shared, including what can and cannot be cut according to DNR regulations.
- 36) Denise Schlotz shared that she has lived on Perch Lake for eight years and was surprised to learn that there's a cutter boat on Crystal Lake. She asked if Perch Lake could get one as well. Patty reiterated that the board is looking into restoring the current cutter boat (it needs servicing) but stressed the importance of following regulations, especially to avoid spreading milfoil, which can replant itself when cut.
- 37) Elizabeth LaPorte pointed out that while some residents may feel frustrated, it's important to recognize that the milfoil issue *has* been addressed, even if the process has been gradual. Phil Kovich asked when harvesting would happen on Perch Lake and whether the cutter boat could be used. Jim confirmed that harvesting would

begin next week and explained that the cutter boat is operated by a volunteer. He cautioned that its use must be carefully managed.

- 38) Rachel Massey suggested that residents wait to cut any weeds until they receive clear guidance from the Lakes Committee. She shared that the lily pads in front of her property are increasing every year. She pays for individual lot spraying through PLM, but it doesn't help. Patty Maher stated that she didn't believe this treatment is for lily pads.
- 39) Steve asked if the harvester could be monitored more closely next time, noting that it had cut through a section of lily pads on Perch Lake. Jim Carr confirmed that the harvester is scheduled to return on July 14 (and will harvest in both lakes). He also clarified that PLM does disinfect their boat before entering Crystal Lake. However, disinfection is not required when moving between Crystal and Perch Lakes, as both share the same species.
- 40) Dave VanDerworp, the chairman of the Foundation, shared the names of his committee members and invited others to join the committee. Please consider this opportunity!
- 41) Dave shared that as of this morning, their fund balance is \$12,204.69. This total includes three separate funding areas:
- **Stan Kirkwood Account:** \$2,486.28
 - **Fishing Account:** \$4,370.25
 - **General Projects Account** (for initiatives benefiting the entire lake community): \$5,348.16
- 42) Dave shared a slide highlighting Annamarie Asher's work on the Crystal Lake shoreline restoration project near the boat launch. He also presented photos from the MiCorps water quality program, where Wayne Snyder and Tom Dyjach regularly monitor water conditions on both lakes each week. This data can be found on the MiCORPS website.
- 43) He noted that walleye were recently stocked, along with several flathead minnows—most of which were quickly eaten by larger fish. While the surviving minnows do help consume some algae, they are not a complete solution.
- 44) Dave also shared that he, Tom Dyjach, and Annamarie attended a recent lake management conference, funded by the foundation. Looking ahead, he announced several upcoming projects, including

a shoreline restoration effort on Perch Lake, and the installation of a bench and tree near the boat launch in memory of Stan Kirkwood. He invited community members to submit ideas for additional projects.

- 45) Patty asked the audience if there was any old business to address. Hearing none, she moved on to new business.
- 46) Wayne Snyder expressed that PLM only provides assessments if they are paid for this service. He also pointed out that while \$300 is spent on roads, only \$140 is allocated for lakes, suggesting that more should be invested in lake care. Patty Maher responded that the board is waiting to review the RLS report before determining future SAD funding amounts.
- 47) Annamarie Snyder reported that 10 people participated in the recent plant fundraiser, calling it a success and confirming she plans to hold it again next year. She also offered a gardening tip—placing cardboard over grass helps kill it and attract worms, creating a good environment for planting, though it takes time for plants to establish.
- 48) Rachel Massey reminded residents to pump their septic tanks regularly and avoid using fertilizer.
- 49) Barb Yamatino thanked the many volunteers who helped maintain the weir. Tom Dyjach shared that a large beaver is no longer present near the lake and noted damage to his shoreline caused by someone leaving a boat in the water all winter, which also attracted geese. He mentioned learning that geese are deterred by laser lights. However, another community member cautioned that laser lights can be dangerous and may cause blindness. Patty Maher offered to contact the resident about removing their boat from the lake this winter.
- 50) Don Wasil asked whether the bylaws contain any regulations regarding drone use. Patty Maher responded that they do not.
- 51) Phil Kovach announced that his candles were available for purchase at the table, with proceeds benefiting the association.
- 52) Another member, Dick Johnson, shared that Pestway had recently visited their home and offers services to remove unwanted critters.

He provided pamphlets, which include a \$100 discount and free estimates.

- 53) To conclude, Patty made a request to close the meeting. Rachel Massey moved to approve the motion, and Denise seconded it. Meeting adjourned. We moved onto the lake community picnic.