

## CLPLPOA Board of Trustees Meeting Minutes

April 25, 2026 (10 AM-12:00 PM)

### 1) **Call to Order/Welcome/Pledge of Allegiance**

2) Patty **welcomed new members or first-time participants**, Kristy Denton (Perch Lake) and Karen Colyer (Perch Lake).

3) **Roll Call** - All board members were present. Patty announced that Linda McCracken has resigned from the Board of Trustees in early April, as she and her husband, Mac, are planning to move west, leaving her position vacant.

4) **Approval of Past Meeting Minutes** - Patty requested a motion to approve the Fall 2025 minutes. Rob Shier made the motion, and Amy Kochendoerfer seconded it. The motion was approved.

### 3) **Reports from Board of Trustees**

a. **President** - Patty Maher shared that it has been a busy spring for the board, and each member will provide an update during the meeting. She reminded everyone that the Board of Trustees produces fall and summer newsletters, which are posted on the website.

She added that at the summer meeting, the board will present the annual budget, vote on three open Board of Trustees positions, and propose a bylaw change. According to the bylaws, a two-thirds majority is required for approval. A preview of the proposed bylaw change will be presented later in the meeting.

All Board of Trustees roles are documented in detail in the current bylaws. Trustees are elected to a 3-year term. And, existing Trustees may extend their service on a year-by-year basis with membership approval. Serving on the Board is a great way to support the lake community and meet POA members. You can contact any current Board member with questions or to let us know you are interested in being nominated. Both Laura Dietrich (Vice-President) and Patty Maher (President), whose terms end this July, will assist with the transition process for incoming Board members.

b) **Roads** - Rob Shier thanked Terry Yamarino for covering over the winter, along with Chad Fish and Josh Hobbs. Winter expenses exceeded the seven-year average of \$5,500, with a total of \$7,075 spent. The cost of salt has increased, and there were 10 salting events this season, along with the use of traction gravel.

The budget is \$32,100, and we have spent ~\$26,677 YTD, but we should be able to meet our road budget by using different levers. An example would be projects such as overhead tree cutting will be delayed, while others will pull ahead, such as adding gravel. We have ~\$6000 to spend prior to the end of our fiscal year. 60% of the \$6000 is fixed for lawn & roadside cutting and bulldozer rental for compost push back. Tim Ostrowsky and Rob will set up a time to trim low-lying branches. Rob provided an overview of what projects have been completed and what still needs attention. Rob shared the dust control map with high and low traffic areas, noting that

the total cost is \$4,180, which is divided between high- and low-traffic areas in order to be good environmental stewards and to put the \$ where it has the most value.

The compost is used frequently, but due to limited equipment and volunteer time, it will not be pushed back as frequently by the road crew. To supplement the road crew activity a third-party contractor will bulldoze it twice a year.

Rob also reminded the community that keeping driving speeds down can help with dust control. Phil Kovach noted that the mail carrier has been driving faster than the 15 mph speed limit. Residents are encouraged to remove any leaves along the roads, as they can make road work more challenging. Volunteers are always welcome, and with Rob's role transitioning next summer (2027), it may be a good opportunity to get involved and learn more about the position.

c. **Treasurer** - Diane Ostrosky shared that two months remain in the current fiscal year. She noted that instead of increasing administrative fees, \$1,000 from the contingency fund was transferred to cover administrative costs (with membership approval at the annual meeting). Expenses have continued to rise, including a \$1,000 increase in insurance, as well as higher costs for postage, office supplies, special events, and website maintenance, all of which fall under administrative expenses.

Currently, the association is \$8,433 ahead of budget (positive balance). Checking (\$16,720), savings (\$45,862), and CD (\$32,712) balances were also reviewed, which total \$95,294.

Diane also shared that the board discussed ongoing challenges with collecting dues. Two members have still not paid their dues; a lien has been placed on one property, and another is currently in the process of having a lien placed on it. One of these members has not paid dues in over five years; the board continues efforts to encourage payment, and a recent partial payment of \$500 was received (thanks to Rob Shier) and applied to the outstanding balance.

Placing a lien costs \$30 and requires a significant amount of time for notices, emails, and certified mail. To address this, the board is considering a bylaw change to implement a late fee structure and a clearer collection process.

Invoices are sent each summer and will now include a clear due date. Payment is expected within 30 days of the date issued. If payment is not received by the due date, a late fee will be applied, and a final notice will be sent via certified mail. If payment is still not received within 30 days of the certified notice being sent, a lien will be filed.

The proposed late fee is \$45, which is 15% of the current road dues, intended to help offset administrative costs such as certified mail (about \$7) and lien processing fees (\$30). To discharge a lien, the homeowner must pay a \$30 fee, and while the board will sign the discharge, the homeowner is responsible for completing the removal process.

Questions were raised about multiple years of unpaid dues; these balances would continue to accumulate, including yearly late fees. It was clarified that this policy applies only to POA

members who pay road dues and not to Lewis Drive residents or other POA members whose roads are maintained by the County or other private service.

Members must be up to date on their dues in order to vote on bylaw changes and other association matters.

**d. Secretary** - Amy shared that the next meeting is Saturday, July 11, 2026, at 10 AM, and the fall meeting will be Saturday, October 3, 2026, at 10 AM. They will be held at Somerset Township Hall.

The directory is still being updated with a deadline of July 11, 2026.

**e. Lakes** - Jim Carr thanked the Lakes Advisory Committee, including Tom Dyjach, Kevin McMaster,, Annamarie Asher, Dave Vanderworp, and Phil Kovach, along with Wayne Snyder, who have been very helpful as the board moves through this process. Kevin McMaster and Tom Dyjach's role is to serve as lake representatives to facilitate communication and support coordination, including interfacing with PLM. Jim will primarily provide oversight and ensure activities remain within budget.

The board reviewed the treatment plan for Perch Lake, with a likely survey scheduled for next week for both Perch and Little Crystal due to their shallow depth. At that time, emerging plant growth will become more visible, allowing for a quote and approval based on the budget. Milfoil treatment is planned for May, with follow-up spot treatments as needed. Additional harvesting options for Perch Lake are being explored prior to the Fourth of July.

For Little Crystal, the board is also exploring bringing in a harvester to address dense growth and improve boat access, as some areas have become difficult to navigate. Spot treatments are planned for July. A full lake assessment is expected in late May to help determine upcoming conditions and needs. The PLM treatment proposal was approved, with treatment scheduled for the first week of June.

Annamarie asked whether milfoil treatment is contact or systemic. Jim explained that systemic treatment is preferred, though it is approximately three times more expensive and regulated. There was discussion about balancing treatment effectiveness with regrowth, as over-treatment can sometimes allow other species to emerge. Annamarie noted reduced algae growth and suggested that systemic treatment should be strongly considered moving forward, in consultation with PLM.

Mike Overton asked about systemic (slow-release) treatment and whether it could reduce future costs. Jim agreed it could, though pondweed remains an ongoing challenge. Mike B also asked whether this could offset future expenses. Jim noted that treatments can be used in combination. Frank Dietrich raised a question about fish populations, and Annamarie Asher noted that copper treatments are not favorable for fish. Jim emphasized the need to balance the needs of all lake users.

There was also discussion about whether harvesting could help address heavy pondweed growth, particularly in areas where boat access has been limited. While harvesting can help clear navigation, it must be done carefully, especially with milfoil, as cutting can spread it. This complexity is why the board has worked with PLM for 15–16 years. They have extensive experience with our lakes.

Crystal Lake treatments are scheduled later due to its greater depth, with spot treatments and harvesting coordinated as needed. The harvester used for Little Crystal will be a shallower-draft “Weedoo” unit, which was successfully used in 2020. The board will need to determine how to manage debris removal. POA members Chad Fish, Mike King, and Rick Applegate have been involved in discussions about this equipment, as well.

Water quality checks are scheduled for March and again in September, along with a year-end vegetation survey to track what is growing and where, based on the budget.

Water lilies continue to thrive in some areas. Shoreline harvesting of lilies is allowed, but the middle of the lake removal is restricted. Laura Dietrich shared that manual removal of water lilies, including the roots, over multiple years, can be effective in preventing regrowth. Patty Maher stated that the board will investigate this matter further and include an update in the upcoming newsletter.

Mike Orton mentioned options for reducing muck, such as bacterial enzyme treatments and the use of physical mats or floating/weighted barriers that can be placed on the lake bottom or near shoreline areas to help manage or reduce muck buildup.

**f. Vice-President** - Laura Dietrich thanked the Special Assessment District (SAD) committee—Ann Love, Jim Carr, Mike King, John Chappell, Mike Ross, Dave VanDerworp, and Judy Moskus—for their extensive work and knowledge in developing the initial SAD proposal. The goal is to outline where the SAD process stands, how it developed, and the next steps moving forward.

The SAD proposal was presented to the township on Monday (April 20, 2026), submitting both paper and online documentation after significant preparation. This is a lengthy process.

Laura noted that, in reviewing and preparing for the SAD, it became clear there was limited documentation on how funds had been tracked and spent across the lakes. Improved tracking by lake has since been implemented.

Approval of the SAD is necessary to ensure funding is available for lake treatment and maintenance. Laura also shared that she has addressed numerous questions related to the proposal through online communications and prior meetings, leading up to this point.

Three options were presented at the fall 2025 meeting: all property owners pay the same rate, a hybrid model, or each owner covers their own fees. The final vote approved Option 3. Following this, SAD-related petitions were established, with Rick Applegate, Barb Yamarino, Chad Fish, and Thea Kirkwood assisting, along with SAD committee members collecting signatures. The

township tracks SAD participation by lakefront parcel and requires verification of total eligible frontage.

The township collects SAD funds through winter property taxes and holds the funds. Jim Carr submits the billing to the township for reimbursement. For each lake, administrative costs for managing the SAD are estimated at \$600, with a 5% contingency included for emergencies. These administrative costs may increase over the next five years.

Phil Kovach asked about the minnows allocated for each lake and the actual cost. Laura clarified that the “minnows” referenced in the SAD are for algae control and are separate from the fish stocking program, which is managed through the foundation. It was recommended that he follow up on his questions about this with the Lake Foundation after the meeting.

Phil Kovach also questioned the line item for the HydroSweep, noting that he runs his Acqusweep all winter along with Chuck’s. He explained that he is receiving \$75 for three months of operation and asked whether the \$1,150 will cover maintenance on his AquaSweep, as it will also require upkeep.

Laura explained that maintenance and funding decisions will need to be addressed with lake management on Perch Lake, as they will determine how SAD funds are allocated and spent. They will need to decide whether 2 hydrosweep systems need to run all winter, etc.

Crystal Lake’s SAD proposal follows a similar structure and was also reviewed.

The next step is the first public hearing at Somerset Hall. The township will send a notice at least 10 days in advance, and while attendance is not required, community participation is strongly encouraged. Residents will have the opportunity to speak in support of or against the SAD. Establishing the SAD is important, as lake management was more difficult in the past when only some community members contributed to funding.

Following the hearing, the township assessor will create the SAD roll and file it with the clerk. This establishes the agreement between taxpayers and the township. A second notice will be sent prior to a second public hearing, where objections may be raised. At the conclusion of that meeting, the SAD will be approved.

Communication will continue to be shared with lakefront owners, including updates on the upcoming hearings and their outcomes.

Finally, Laura noted that the township prefers parcels over individual lots, and combining multiple lots is encouraged where applicable. If individuals are interested in combining lots into a parcel, this can be done for a small administrative fee of \$25. If lots are not combined, a property owner may be charged separately for each lot. Phil Kovach mentioned that, if lots are combined, there may be a waiting period of up to 10 years before they can be separated again for sale. Laura recommended that homeowners look into this carefully and make the best decision for their situation.

**g. Special Projects/Community Events** - Amy Kochendoerfer reminded the community that the Special Projects Board of Trustees position is currently vacant. Anyone interested, including those willing to chair the summer picnic planned for July, is encouraged to contact a board member. If a picnic committee/chair remains unfilled, the board will take a one-year hiatus from these activities.

**h) Lake Foundation Reports** - Annamarie provided an update on the foundation, which is a 501(c)(3) nonprofit that accepts donations and proposals for projects to help keep the lake healthy. She reviewed the treasurer's report, noting that the foundation supports fish stocking (including minnows), contributes to treatment efforts for Little Crystal Lake, and maintains a general fund.

She also highlighted the Stan Kirkwood Fund, established after a property owner passed away in 2021. In lieu of flowers, donations were made to support the lake. These funds have been used for water quality testing equipment through MiCor, conference attendance, and a \$2,500 contribution toward improvements at the Crystal Lake boat launch, including a tree and a stone bench with a plaque. The fund is now being closed.

In terms of membership, Ann Dyjach is joining the foundation and will serve as secretary. The board votes on project proposals and meets as needed. Dave VanderWorp has served as president for many years and is stepping down from the Board. The foundation could use one or two additional board members.

Annamarie also shared that she recently attended a conference, with another representative scheduled to attend one next week. The foundation continues to support shoreline restoration efforts and will host another native plant sale. Information about the sale, including bookmarks on Michigan shoreline restoration, was available on the sign-in table. Flats of 30 native plants are available for purchase, including options such as hardstem bulrush (helpful for deterring geese) and water iris. Those interested can submit order forms or contact Annamarie directly.

Additionally, Phil Kovach reported that \$400 in candle sales will go toward fish stocking on Perch Lake.

## **5) Old Business**

**6) New Business** - Dave VanderWorp collected laminated guides showing native and invasive plants, which are available for anyone to take free of charge.

**7) Adjournment** - Lois Plantefaber motioned to end the meeting, and it was seconded by Denise Schlotz. The meeting was adjourned.