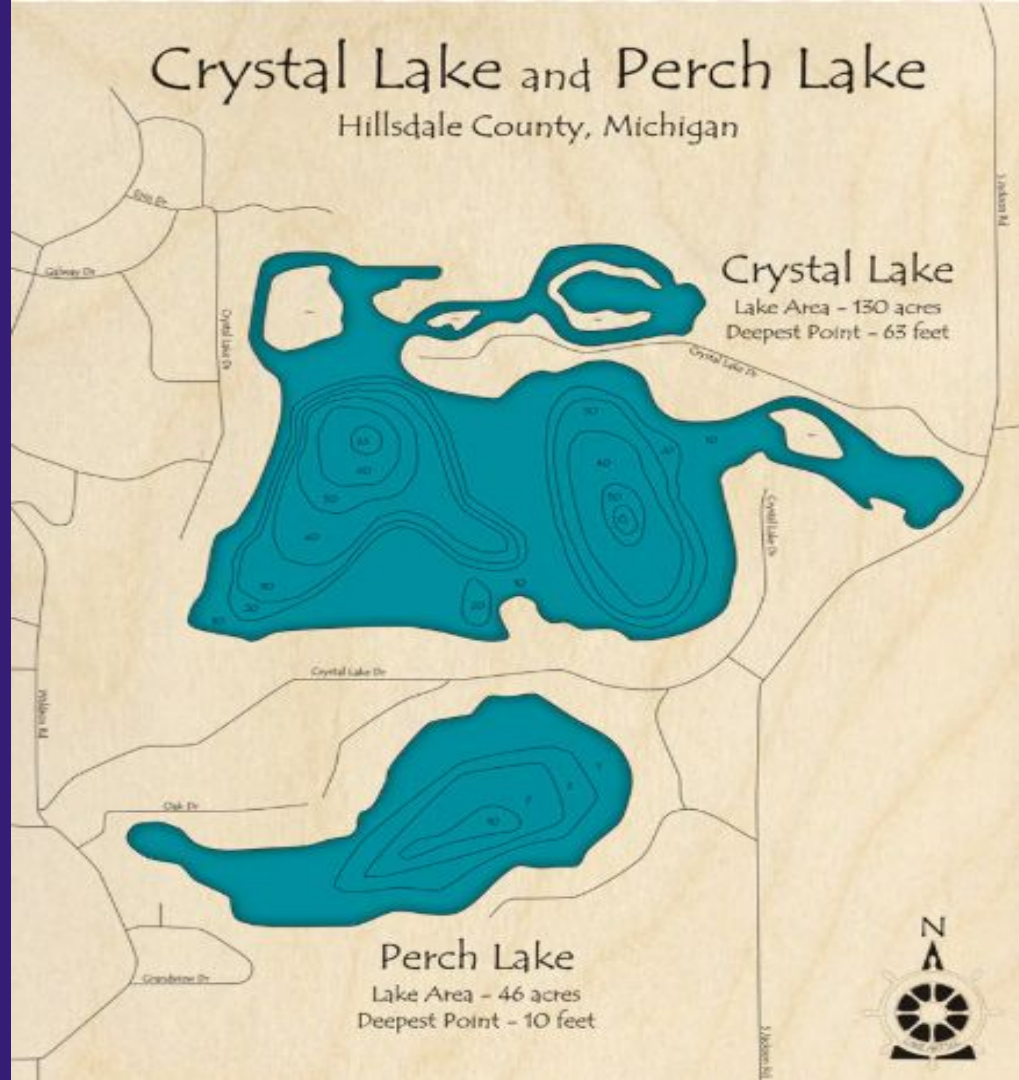


# CLPL POA Spring Meeting

April 25, 2026





**Call to Order/  
Pledge of Allegiance**

# Today's Agenda

- Call to Order/Pledge of Allegiance
- Roll Call/Approval of Fall Minutes
- Reports
  - President
  - Roads
  - Treasurer
  - Secretary
  - Special Projects
  - Lakes
  - Vice-President
  - CLPL Foundation
- Old Business
- New Business
- Adjournment

# President - Patty Maher

- Welcome New Members ...

# Topics

- Board of Trustees – Roll Call
- Approval of fall meeting minutes (10-18-2025)
- Activities over past 6 months
  - Preparations for our spring/summer season
  - Continue seeking membership input on key topics
- Looking ahead → Annual Meeting
  - Summer Newsletter
  - Annual Budget – presented and vote by members
  - By-Law amendment – preview today
  - Board positions (3) – nominations & election

# Reports

# Roads - Rob Shier

## Content:

Winter Service Spending

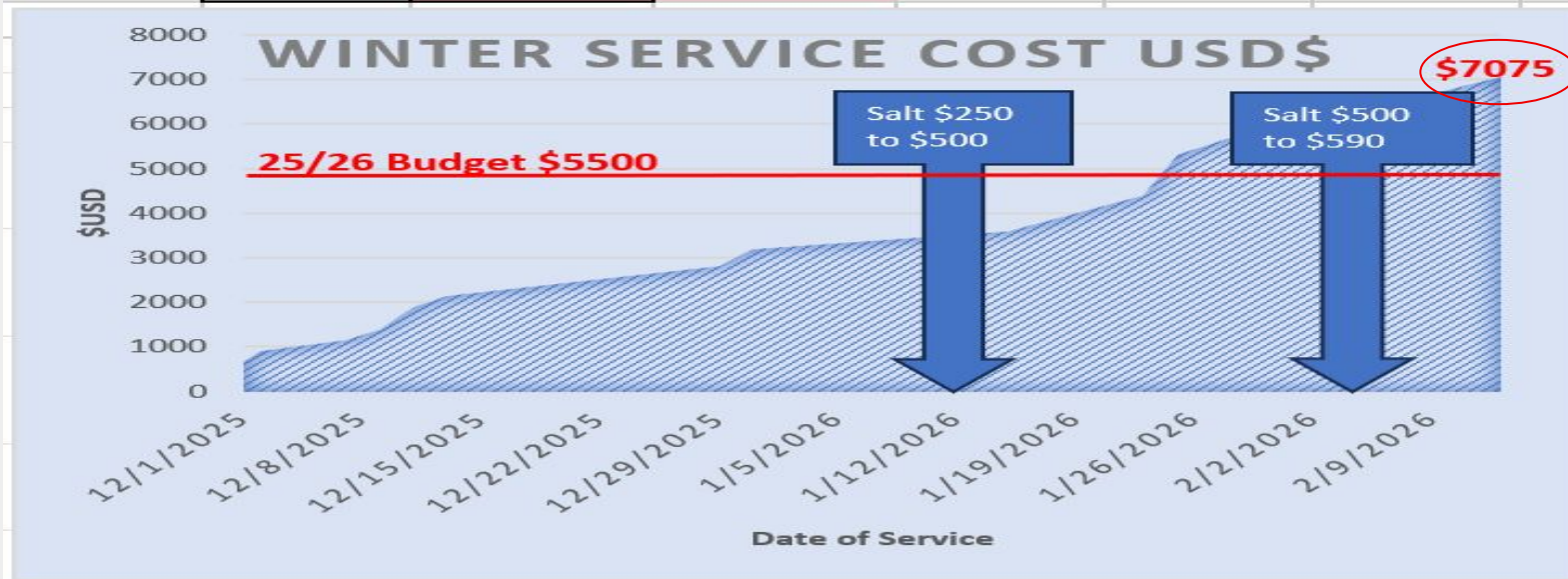
Roads Budget Status

Project Status

Project Dust Mapping

Member Reminders

# Winter Service Overspending





**\*\*Salt started at \$250 per application and by season end it was \$590 per application after mid-January.**

**\*\*10 salt applications; 7 times @\$250(\$152yd); 2 times @\$500 and 1 time @ \$590(\$275yd) for a total of \$3365 for salt applications and plowing cost \$3710 for a total cost of \$7075 which is the second highest amount in the last 7 years.**

**\*\*Action: #1/Work with Supplier for partial (6 critical areas) & full salting price.  
#2/ Purchase a skid of traction gravel to provide to Winter Service Contractor so they can manually use it on our slippery hills- Robert Shier**

# CLPL Assoc. Roads YTD Costs

USD \$ Road Budget Vs Actual YTD 25/26					
Category	Approved Budget	Actual 4/08/26	Delta	Spring Cost + YTD Actual	Spending description
Snow Plowing/Sand	5500	7075	-1575		<b>Overspend</b>
Dust Control	4180	4180	0		
Gravel	6300	5100	1200	1500	5 to 3 loads in spring (2 north & 1 south)
Mowing	2700	1600	1100	1200	10 cuts this spring + roadside
Fuel	1400	819	581	750	Fuel for grader & saws prior to July 1st
Maint & Equipment	8140	5248	2892	1300	Front Left Planetary Gear failing Physical Repair after May dust application Portable Welding required
Pole Barn	650	650	0		
Signage	0	294	-294		
Misc. Improve	3250	1711	1539	755	*Hold on elevated tree trim* *Only 1 Bulldozer compost area x1=June *Hold Jet Vac leech drain*
Contingency Fund		TBD			
<b>Total</b>	<b>32120</b>	26677	5443	<b>32182</b>	 <b>MEET BUDGET PLAN</b> 

*\*Spending Intervention required on a few Budget line items.*

*\*Winter road work (overspent)*

*\*Hold- Until July 1<sup>st</sup> 26/27*

*-Additional Gravel*

*-Elevated tree trimming (\$2900) **Cancel***

*-Jet Vac leech drain (\$500)*

*-External Grader maint.(\$4900)*

*-Portable Digital speed radar (\$1200)*

**\*\*PLEASE PAY YOUR ROAD DUES\*\*** It is essential to all CLPL homeowners that we have enough funds to maintain our equipment and sustain the roads. Thanks



# CLPL Road Projects

## ► Gravel Additions 2025/26

- Add 12 -15 loads of gravel to our roads- 5 to 3 in spring- **Part. Complete**
- Crystal launch cleaned up with slight crown & water relief- **Complete**
- Add gravel & lift road on Island entrance & Perch West hill - **Part. Complete**

## ► Improvement Projects 2025/26

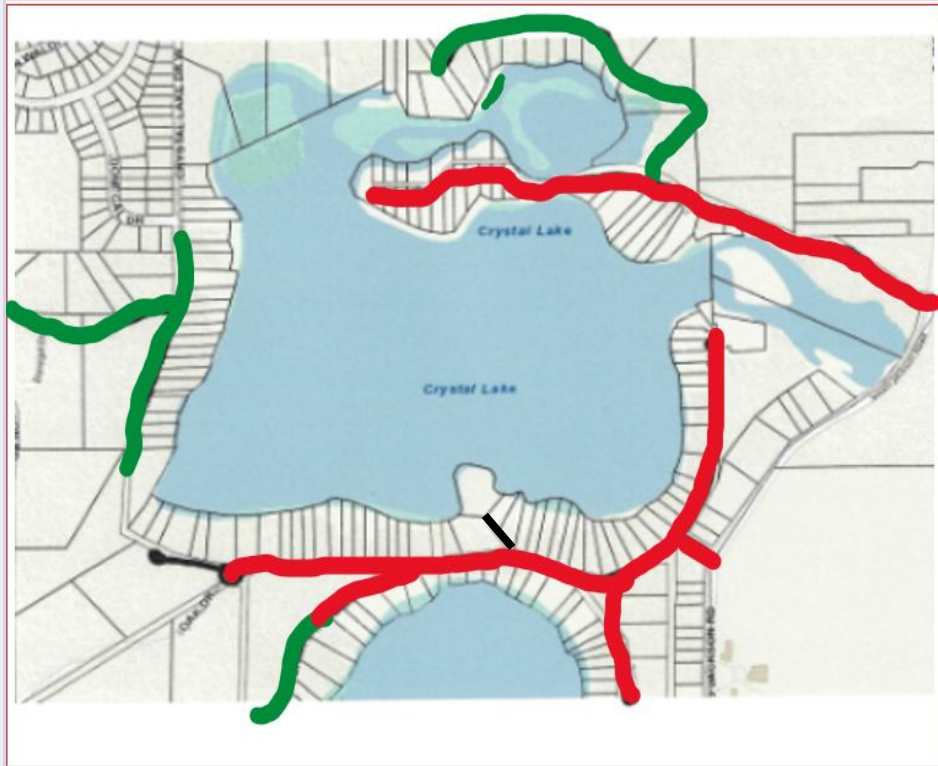
- Water Relief French drain clean out Crystal South. (\$500) - **Complete**
- Develop alternative approach to Compost management. (\$755) - **Complete**
- Partner with community fire depart. for compost control burn- **Complete**
- Elevated Tree Road Clearance on Perch East & Crystal North (\$2900)- **Deferred; possibly Cancel \*\*Gravel priority\*\***

## ► Long Term (LTC)

- Rebuild roads with additional gravel base - **Ongoing**
- Change to new tech. to enable flat member road dues(est. 2028/29)

# CLPL Dust Control Road Map

*\*Disclaimer: This map is an extraction from Hillsdale County GIS.*



Low Dust & Traffic 2 application

High Dust & Traffic 4 application

Tanker#	Temporary Date	South Crystal	Perch	North Crystal	North/ North	West Crystal
1	May 2/3rd week	X	X	X		X
2	June 3rd week	X	X	X	X	
3	July 3rd week	X	X	X		X
4	Aug 2/3rd week	X	X	X	X	



# CLPLA Member Support

- The compost area will not be pushed back as frequently as before to prevent compression, extend life of our grader & reduce volunteer time. External Bulldozer will be done 2 times per year spring and fall (\$1600 annual)

***\*\*Please ensure you manage your yard debris by safely pushing debris as far back towards South Jackson Road as possible.***

- Please do your part and follow the speed limit of 15 miles per hour to help with dust control and protect your neighborhood.
- Keeping the roadway clear from leaf and yard debris is essential for roads proper drainage. It is everyone's responsibility so please lend a hand and clear some leaves.

***\*Road Volunteers NEEDED ...Please let Robert Shier know if you are interested in being part or leading the Road activities. Road Trustee assignment ends summer of 2027.***

**Treasurer - Diane Ostrosky**

# Crystal/Perch Lake Finances for 2025-2026

<u>INCOME</u>	<u>PLANNED</u>	<u>RECEIVED</u>
Dues	\$43,685	\$43,000 (\$685)

	<u>INCOME</u>	<u>EXPENSES</u>	<u>VARIANCE</u>
Road Management	\$31,948	\$26,678	\$5,270
Contingency*	\$ 6,987	\$ 1,685	\$5,302
Administration#	\$ 4,750	\$ 5,504 }	<b>\$(2,139)</b>
Lake		\$ 1,385	
<hr/>			
<b>Net Income/Expenses</b>	<b>\$43,685</b>	<b>\$35,252</b>	<b>\$8,433</b>

*\*Membership approved transferring \$1,000 to the administration budget from our contingency fund in lieu of raising Admin dues paid by members.*

*#Administration includes items such as: Insurance (\$3,039), taxes, office supplies, postage, special events and web expenses. Also included are various lake expenses (Beaver damage and mitigation, maintenance, testing, cutter boat batteries and hydrosweep repair).*

<b>Checking Account Balance:</b>	<b>\$16,720</b>
<b>Savings Account Balance:</b>	<b>\$45,862</b>
<b>Certificate of Deposit:</b>	<b><u>\$32,712</u> (+596)</b>
	<b>\$95,294</b>

# Collecting POA Payments – Current

- POA Fees are approved by the membership at the Annual Meeting
  1. Invoices sent to homeowners
  2. Email reminder to those who have not responded
  3. Hard copy invoice sent via USPS
  4. Attempt to contact by phone or in person
  5. Certified Mail (letter/invoice) – *“Final Notice of Unpaid Dues”*
- POA records the Claim of Lien with the Hillsdale County Registrar if fees are not paid within 30 days of final notice.
- In 2025 → 33 members fell into steps 3-5 requiring additional efforts
- In 2026 → 39 members required this follow-up with 15 receiving final notices

# Proposal – Late Fee on Road Dues

- Only two invoices will be sent (email or USPS)
- Initial invoice will clearly display the due date (i.e., 30 days).
- Payment not received or post marked by due date will be considered **late**, and assessed an additional fee.
  
- Board is proposing a **\$45 late fee** on Road Dues issued with the Final Notice. Final Notice & invoice will be sent Certified Mail with receipt. Must be paid within 30 days of notice.
  - This represents a 15% fee (on current Road Dues, \$300)
  - If payment not received the Claim of Lien is placed on the property. Owner remains responsible for discharging the lien and all fees associated with that step.

# Next Steps – By-Law Amendment

- (Questions or comments...)
- The late fee will be described in a proposed revision to the By-laws.
- The By-law amendment will be submitted to the membership for consideration and vote at the annual meeting (July 11th).
- By-law amend will be sent out to membership at least 30 prior to the meeting (as outlined in our current By-laws).
- Amendment requires a two-thirds  $\frac{2}{3}$  majority vote to pass.
- Only those members having paid Road Maintenance Dues for the immediately preceding fiscal year are entitled to vote. (By-laws, Article II, Section 3A)

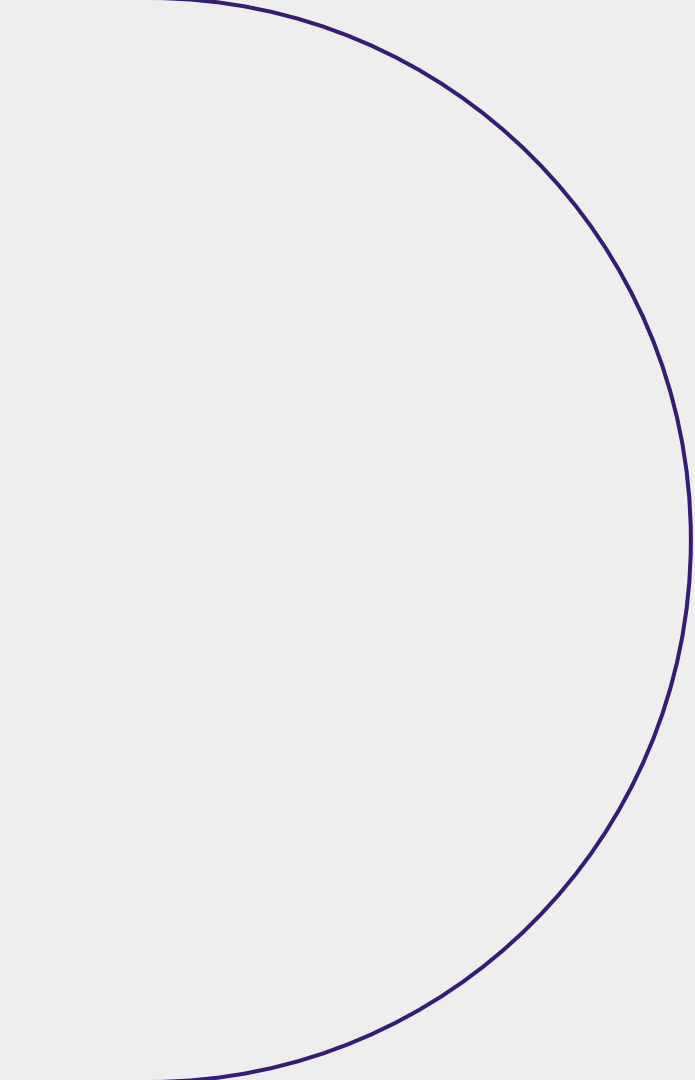
**Secretary - Amy Kochendoerfer**

## Upcoming Events:

1. **Summer CLPL POA Meeting:** July 11, 2026 @ 10 am
2. **Fall CLPL POA Meeting:** October 3, 2026 @ 10 am

## **Directory Update**

- Google Form, SAD database, and Roads database are being merged into a master directory for delivery at the Summer 2026 meeting.
- Individuals who opted in will receive an electronic copy of the directory by Summer 2026.



# Special Projects

- Committee to coordinate the Summer Picnic.
  - Volunteer to chair the committee
- Sign-up Sheet for volunteers to help with the summer picnic!
- Interested in serving on the Board in this role (or any), please contact any member of the Board.

# Lakes - Jim Carr

# Lakes Representatives

## Lake Representatives

Tom Dyjach - Perch

Kevin McMaster - Crystal

## Purpose of Lake Representative:

- One Representative for each lake.
- Gather input, from their lake owners on issues/ concerns that need to be addressed.
- Ensure that their specific lake management needs are communicated to the Lake Trustee
- Communicate treatment plans to their lake owners & context for the treatment plan.
- Participate in the assessment of their lake with the Lake Trustee; help communicate to their lake owners and to the lake management company the needs of their lake, as necessary.
- The current lake management company under contract with the Association is **PLM**.

# Perch Lake

## Treatment Plan

- Formal early season assessment planned for the last week of April (4/27)
- PLM to submit quote to treat Perch within budget
- Large-scale Milfoil treatment scheduled for the 1st or 2nd week of May, depending on plant volume.
- A follow-up survey and spot treatment will align with the Crystal Lake treatment in early June.
- Depending on native plant growth, harvesting will occur either just before the 4th of July or immediately after to address pondweed issues.
- An additional individual spot treatment will be completed in July.

# Crystal Lake

## Treatment Plan

- During the Perch Lake May treatment, we will spot treat several areas on Crystal (including back canals and boat launch, etc.) for early Milfoil.
- A full assessment will follow in late May.
- PLM to submit quote for Crystal within budget.
- Main-lake Milfoil treatment planned for the first week of June.
- Individual spot treatment will also occur in July.

# Little Crystal

## Treatment Plan

- During the Perch Lake treatment in May, PLM will spot treat several areas on Little Crystal (e.g., back canals) for early Milfoil.
- Investigating use of a small harvester, Weedoo, in early June to clear the canals /channels. Currently waiting for cost and scope plan from possible vendor.
  - Used this approach in 2020
  - Work likely to take place in early part of June.
  - Finalizing plans w/ vendor including handling the debris
- Critical to keep the canals clear over the course of the season.

# Water Quality Testing

## Plan for Testing

- Both Lakes will receive a spring water-quality check in March or April (weather dependent) by PLM.
- End-of-season water-quality testing will take place in September.
- If funds allow, I recommend an end-of-year vegetation survey to evaluate conditions.

**Vice President - Laura Dietrich**

# 2027-2031 SAD

<b>Summary of Options</b>			
<b>Option</b>	<b>Option Name</b>	<b>Crystal SAD</b>	<b>Perch SAD</b>
1	Current Method	\$240	\$240
2	One SAD; 70/30 Split - Crystal pays their lake management costs plus 30% of Perch costs & Perch pays 70% of their lake management costs.	\$210	\$318
3	One SAD; each lake covers its own fees.	\$158	\$455

# SAD Petitions Stats

<b>Owners/Frontage</b>	<b>Crystal Lake</b>	<b>Perch Lake</b>	<b>TOTAL</b>
# Owners Signed	69	16	85
% Owners Signed	70%	41%	62%
% Lake Frontage	77%	41%	67%

# Perch Lake SAD

Perch Lake							
YEAR	Perch PLM	PL Permits	PL Minnows	Admin	Hydro Sweep	5% CLPL contingency	Total Cost*
2027	\$11,500	\$1,000	\$500	\$600	\$1,150	\$575	\$15,325
2028	\$11,500	\$1,000	\$500	\$600	\$1,150	\$575	\$15,325
2029	\$12,075	\$1,000	\$500	\$600	\$1,150	\$604	\$15,929
2030	\$12,679	\$1,000	\$500	\$600	\$1,150	\$634	\$16,563
2031	\$13,313	\$1,000	\$500	\$600	\$1,150	\$666	\$17,228
					<b>Totals</b>	<b>\$3,053</b>	<b>\$80,369.76</b>
	<b>Total PL Owners</b>	<b>39</b>				<b>Perch costs per year</b>	<b>\$16,073.95</b>
						<b>Perch costs per owner</b>	<b>\$412.15</b>

# Crystal Lake SAD

Crystal Lake							
YEAR	Crystal PLM	CL Permits	CL Minnows	Admin	Other	5% CLPL contingency	Total Cost *
2027	\$11,000	\$1,000	\$900	\$600	\$0	\$550	\$14,050
2028	\$11,000	\$1,000	\$900	\$600	\$0	\$550	\$14,050
2029	\$11,550	\$1,000	\$900	\$600	\$0	\$578	\$14,628
2030	\$12,128	\$1,000	\$900	\$600	\$0	\$606	\$15,234
2031	\$12,734	\$1,000	\$900	\$600	\$0	\$637	\$15,871
					<b>Total</b>	<b>\$2,921</b>	<b>\$73,831.94</b>
	<b>Total CL Owners</b>	<b>98</b>			<b>Crystal Costs</b>	<b>per year</b>	<b>\$14,766.39</b>
						<b>per owner</b>	<b>\$150.68</b>

# Next Steps in Process

1. Notice sent out via mail at least 10 days prior (and in news publication) for 1st public hearing.
2. Hold the first public hearing to discuss creation of SAD.
3. If Township Board decides to proceed they will adopt a resolution to create the SAD.
4. Assessor creates the SAD roll and files with the township clerk.
5. Notice sent out via mail at least 10 days prior for 2nd public hearing.
6. Hold 2nd public hearing - primary purpose to hear objections to SAD.
7. At close of hearing the township confirms resolution of SAD.

# **Lake Foundation - Annamarie Asher**

# CLPL Foundation Treasurer's Report

General Fund	\$16,633.26
Fish Fund	\$ 3,613.45
Stan Kirkwood	\$ 404.16
Little Crystal	\$ 5,000.00
<hr/>	
Total Balance	\$ 25,650.87

# Current and Upcoming Activities

1. Recent supported activities
2. Future activities
3. Shoreline report and plant sale



**Old Business**



**New Business**

# **Adjournment**

**Reminder: Annual  
Meeting July 11, 2026**