

CLPLPOA Meeting Minutes

7/11/26

Call to Order

Patty Maher called the meeting to order and led the community in the Pledge of Allegiance.

Welcome and New Members

Patty welcomed attendees and introduced several new association members, including:

- Anthony & Annalies Cornish (Perch Lake)
- Jamie Clark (Crystal Lake)
- Nick & Sara Prince (Crystal Lake)

Members were advised of the following anticipated property transfers:

- Chad and Ashley Boraca
- Chuck and RuthAnn Fifield
- Glenn and Linda McCracken
- Denise and Steve Schlotz

Chuck Fifield shared that proceeds from the sale of his prints will continue to benefit the Foundation. John Dyjach also announced that **"Crystal Lake"** signs are available for purchase for \$25 each, with all proceeds supporting the Foundation.

Roll Call

A roll call of the Board of Trustees was conducted. All Board members were present except Jim Carr, who was unable to attend, and Linda McCracken, who had resigned from her Board position the previous month. Patty noted that Laura Dietrich would deliver the Lakes Committee report on behalf of Jim Carr.

Approval of Minutes

The Spring Membership Meeting minutes were shared before the meeting and approved as presented.

Board Update

Patty reported that the Summer Newsletter had been distributed and reminded members that newsletters and additional information are available on the Association website ([Home - Crystal Lake Perch Lake Property Owners Association](#)).

She noted that it has been a busy season for the Board, with significant progress made on several initiatives throughout the community, and would be reported by each Board member and Lake Foundation today.

Board of Trustees Election

Patty reviewed the election process for the Board of Trustees. Three positions were open due to term end dates, including those held by Laura Dietrich and Patty Maher, and resignation, Linda McCracken.

Prior to the meeting, John Chappell and Ann Love volunteered to be nominated for the open Board of Trustees positions. During the meeting, Pat Park also volunteered to serve on the Board. Members were instructed to write-in Pat Park's name on their ballots and vote for no more than three candidates (total). Following the election, John Chappell, Ann Love, and Pat Park were each unanimously elected to serve three-year terms on the Board of Trustees. (Thank you to each of them!)

Thank You

Patty Maher and Laura Dietrich were recognized for their years of leadership and service to the Association. On behalf of the remaining Board of Trustees, they were presented with flowers and gift cards in appreciation of their dedication.

Roads Committee Report

Rob Shier thanked his road crew, especially Frank Dietrich and Terry Yamarimo, who assist with road maintenance throughout the year.

Rob reviewed the budget for roads 25/26, which overall showed we came right at Budget. Certain items were overspent, such as snow plowing, gravel, and mowing, but other line items like maintenance and misc. supplies came in under budget. The 26/27 budget was presented with cost line item allocations, and no increase in budget is being requested.

The continuation of gravel distribution over our 3.1 miles of roads is critical. Therefore, Rob shared road projects (gravel distribution) and timelines (August 10-12, 2026). He reminded community members to check the website for updates regarding the road

maintenance schedule so they can determine when work will be taking place in front of their homes.

Member Comments

Carol expressed concerns regarding the amount of sand accumulating on her driveway during road maintenance. Rob explained that the road gravel contains approximately 30% sand to improve road performance and acknowledged her concerns. He suggested that the sand could be shoveled back onto the roadway, but together we can look to find spots to redirect rainfall to different outlets to help prevent sand and silt from entering the driveway.

Tom Dyjach complimented Rob Shier and the roads committee for the excellent condition of the roads. Rob will be stepping down from his leadership role on the Board next year, and a volunteer is needed to assist with committee responsibilities, such as communications and coordination. Rob has agreed to remain part of the road maintenance crew. (If you are interested, please contact Rob directly. His phone number is on the website.)

Treasurer's Report and Budget

Diane Ostrosky reviewed the Association's current financial status, including the approved budget, year-to-date expenses, and remaining balances. She highlighted a \$32,994 Certificate of Deposit (CD) that she secured on behalf of the Association.

Diane reported that the Roads budget was \$43 under budget, as shared by Rob Shier. Lake expenses exceeded the planned budget due to costs associated with beaver dam mitigation, lake testing, and HydroSweep maintenance. All of which had to be covered by POA funds. Moving forward in future years, the HydroSweep maintenance expenses have been included in the Special Assessment District (SAD) budget.

Diane also noted that administrative expenses were higher than projected due to increased costs associated mainly with insurance, as well as postage, office supplies, and other related operational expenses.

The proposed budgets for roads dues and administrative costs will remain unchanged. Roads assessments will continue at \$300 for lots with a dwelling, \$50 for vacant lots, and \$25 for half lots. The Administrative assessment will remain at \$25. To address anticipated costs, \$1,000 will be transferred from the Contingency Fund to the general administrative budget line to cover necessary costs. The annual budget was approved by the membership.

Annual Dues

Chuck Fifield asked when annual dues notices would be distributed. Members were informed that invoices will be emailed beginning August 1. Property owners will have 30 days to submit payment (Sept. 1).

Proposed Bylaw Amendment

The Board presented a proposed bylaw amendment that had been introduced during the Spring Meeting and sent to the membership for review in early June (i.e., 6-5-2026).

The amendment establishes:

- Payment is due within 30 days of the initial invoice.
- A late fee equal to 15% (currently \$45) will be applied to the second invoice sent to delinquent payers.
- If payment is not received (30 days) after the second notice, the Association will begin the lien process through Hillsdale County.
- Liens must be satisfied before a property can be sold.
- Property owners are responsible for release fees.

Board members noted that approximately 32% of property owners require additional follow-up each year regarding unpaid dues. This process previously included reminder emails, phone calls, first-class mail, and certified mail, resulting in additional administrative costs and increased volunteer time for the Treasurer.

Thea Kirkwood clarified that the late fee would be assessed once per billing cycle (annually) and would equal 15% of the annual Roads assessment.

The membership overwhelmingly approved the proposed bylaw amendment.

Secretary Report

Amy Kochendoerfer shared that the Association directory update has been completed, along with a shareable version for members who opted in to participate. She also announced the creation of a community cookbook, which currently includes seven recipes submitted by Amy and Grace Lieblein.

Amy highlighted several features of the CLPL website and reminded members to label their lake items, including kayaks, paddleboards, and other lake toys, with their lot numbers.

The fall membership meeting is scheduled for Saturday, October 3, at 10:00 AM at the Township Hall.

Amy thanked Terry Yamarino for his work updating the codes for the boat launch and compost area each month. She noted that the codes are designed to be easy to remember, such as 1776.

Lakes Committee Report

Laura Dietrich presented Jim Carr's report in his absence. She recognized the many volunteers who assist with lake improvement efforts, including:

Kevin McMaster, Tom Dyjach, Phil Kovach, Chad Fish, Annamarie Asher, Dave Vanderworp, Rick Applegate, and Wayne Snyder.

Highlights from the year included:

- Colder winter temperatures resulted in reduced aquatic weed growth.
- Improved communication and teamwork allowed treatments to occur at optimal times.
- Individual shoreline treatments were completed for properties requesting assistance (15 residents on Crystal Lake & 5 residents on Perch Lake).
- An anonymous donor generously funded aquatic weed treatments for Little Crystal Lake, including the channels. Cheryl Bias expressed her appreciation on behalf of the Little Crystal Lake residents, sharing that she and Terry were grateful for the support and that the treated areas look great.
- Additional cleanup efforts are planned.
- Perch Lake may receive an additional PLM treatment later this season (August).
- PLM continues regular lake monitoring throughout the season.

Special Assessment District (SAD) Update

Laura Dietrich reviewed the progress of the proposed Special Assessment District.

Key updates included:

- The proposal has been submitted to Somerset Township.
- Thirty-three property owners attended the township meeting (in May).
- Township officials noted that strong community participation contributed to their willingness to consider the request.
- The Township Assessor recommended assessing by parcel rather than by owner, simplifying tax administration.

- Members who own more than one lot were encouraged to contact the Township Assessor for additional information regarding the option of combining lots into parcels, should they wish to explore that possibility. The Association is not making a recommendation regarding this decision but is simply sharing available information and options with property owners.
- Barb Yamarino noted that combining parcels typically costs approximately \$30–35.
- Laura Dietrich shared that before the first SAD, when lake treatments were funded through voluntary donations, only approximately 60% of the community contributed. She noted that the majority of those contributions came from Crystal Lake property owners.
- Laura also noted that if the majority of the membership voted “No” on the “by parcel billing/assessment required by the Township; the Association likely needs to proceed with collecting voluntary donations for lake treatments during the 2027 year. And, the Township will still require the Association to bill by parcel if a SAD were pursued in a future year.

The outcome of the SAD vote was 93% in favor of billing by parcel, as outlined by the Township Assessor. Laura Dietrich shared the timeline moving forward, including a Township meeting scheduled for Thursday, July 16, 2026, at 7:00 PM. She will send a reminder email encouraging members to attend and plans to request that the SAD discussion be moved to the beginning of the agenda.

Foundation Report

Annamarie, the new President of the Foundation, provided an update on Foundation activities, beginning with a Treasurer’s Report. She explained that the Foundation receives funds designated for special projects, such as aquatic plant harvesting in Little Crystal Lake, among other past projects.

Annamarie also shared that Foundation funds were used to replace the batteries on the Cutter located on Crystal Lake. Patty Maher shared that the Cutter is owned by the Association; however, although the batteries have been replaced, the equipment is not currently operational and would require thousands of dollars in additional repairs (new blades) before it can be used. She noted that a trained operator would also need to be identified before the equipment could be utilized.

The future of the Cutter will be discussed with the new Board in August. If the equipment is restored and operational, it could be used to support both Crystal Lake and Perch Lake.

Phil Kovach and Tom Dyjach expressed interest in serving on the Fish Committee and requested to be included in future committee meetings. George Kovenich shared that he and Rick Applegate have served on the Fish Committee for many years. He noted that the committee has consistently sought additional volunteers, particularly from Perch Lake, but had not previously received interest from members willing to participate.

George shared that the committee has not met recently and expressed appreciation for the willingness of new Perch Lake representatives to become involved in future fish management efforts.

Annamarie also discussed the E. coli testing on both lakes. Testing is being completed during peak times (July for Crystal and August for Perch), and the results will be used to help inform property owners about elevated E. coli levels and encourage preventative measures. Recommendations may include maintaining septic systems through regular cleanings, avoiding the introduction of goose waste into the lake, and limiting the use of fertilizers near the shoreline.

Tom Dyjach shared that he uses a laser to discourage geese from gathering on his property. Members discussed that lasers can potentially pose a safety concern for neighbors and boaters, as the beam may reflect off the water and create unintended hazards.

Annamarie also provided an update on the Score the Shore initiative. Approximately 1,000 feet of shoreline will be evaluated for factors such as shoreline plant life and overall habitat conditions. She noted that Crystal Lake currently has a beautiful shoreline and that the likely recommendation will be to continue the practices already in place to maintain its quality.

Recognition of Board Service

Before adjournment, Judy Moskus and Lynn Wright recognized Laura Dietrich and Patty Maher for their years of dedicated service, leadership, and commitment to the Association. They presented a creative and humorous dialogue/skit highlighting the many contributions and responsibilities Laura and Patty have taken on throughout their time serving on the Board.

Adjournment – A motion to adjourn was made, seconded, and approved. The meeting was adjourned.