

CLPLPOA - Meeting Minutes Oct. 3, 2026CLPLPOA Annual Meeting Minutes

October 3, 2026

Call to Order and Welcome

- President Ann Love welcomed attendees, led the Pledge of Allegiance, and asked whether any members were attending their first association meeting. No new members were present.
 - She thanked outgoing board members Patty Dietrich and Laura Dietrich for their service and recognized the many individuals who worked to secure renewal of the Special Assessment District (SAD), including Judy Moskus, Patty Maher, Laura Dietrich, Mike King, and John Chappell. Their efforts successfully navigated the required processes, resulting in renewal of the SAD for another five years (2027-2031).
 - Ann introduced the current Board of Directors: John Chappell, Amy Kochendoerfer, Diane Ostrowski, Jim Carr, Rob Shier, and Pat Parks. Ann expressed her enthusiasm for working with a dynamic and accomplished board that provides balanced representation for the association, with three board members residing on Perch Lake and four residing on Crystal Lake.
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Association Business

Bylaw Updates

- Members were reminded that the updated bylaws are available on the association website at CrystalPerchLakes.com. One notable change is the addition of a late fee policy.
- Ann also thanked Karen Colyer and Barb Yamarino for auditing the association's books.

Meeting Procedures and Communication

- To ensure meetings are productive and respectful of members' time, Ann encouraged members to communicate concerns or grievances between meetings rather than waiting for annual gatherings. Board members are available throughout the year and can often resolve concerns quickly. Members were also encouraged to submit new business items to the Secretary in advance so that the Board can review relevant bylaws, conduct research, and prepare informed recommendations before discussion.
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Committee and Officer Reports

Roads Committee Report

- Rob Shier provided an update on road maintenance activities for the year. All 10 loads of gravel planned for the fall were put down on Perch West and Crystal South. Adjustments were made to the original road plan due to changing conditions, gravel availability and on-site road assessments.
- Rob acknowledged an incident in which a utility cable belonging to Mike King was accidentally damaged during road work. Mike's patience and understanding were greatly appreciated, and Rob presented him with a gift card as a gesture of thanks.
- Rob also reported significant equipment challenges. The road grader experienced a major breakdown on Perch Lake West, requiring approximately \$6,000 in repairs and \$2000 for towing, engine injectors and fuel system replacement parts. Fortunately, the grader has been repaired by the OEM Deutz and returned to service. It will take a few trips around Crystal South before volunteers have the confidence to take it on public roads to Crystal North and Crystal West. Volunteers will validate the grader engine repair is complete in October.
- Snowplowing expenses during the winter of 2025/26 exceeded the seven-year average of approximately \$5,500, with expenditures totaling \$7,055. This year the budget for winter is \$6500 for planning. However because of these unexpected costs and repairs, some planned projects, including repairs to the

grader's planetary gears and additional gravel purchases, may need to be postponed until remaining expenses are known. If budget constraints remain, the focus will shift to maintaining current road conditions rather than undertaking additional improvements.

- Members were reminded to place leaves and yard debris in the compost area before the next push-back operation, which is expected to occur within the next 3 weeks. Rob thanked members for their cooperation in using the compost area appropriately (putting debris beyond the sign).
 - Also Rob encouraged members to reduce driving speeds to be compliant to the 15mph throughout the association roads for safety reasons.
 - Josh Hobbs, Chad Fish, and Terry Yamarino will assist Rob with monitoring and reporting road conditions this winter. Terry will temporarily serve as the point person during Rob's absence in February.
 - Rob also announced that his current assignment concludes in July and encouraged members to consider volunteering for a future leadership role. He pledged to help train and support his successor.
 - Other members emphasized the importance of finding a replacement volunteer for Rob because the cost of roads maintenance will unfortunately increase if this goes to a 3rd party.
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Treasurer's Report

- Diane Ostrowski presented the financial overview for the fiscal year.
 - The association collected approximately \$43,400 through road assessments and administrative dues and received approximately \$34,000 in payments. Approximately 25% of members have not yet paid their roads and/or administration dues. Final notices and payment requests have been mailed.
 - Diane noted that there is \$30,471 in the checking account, \$45,865 in the savings account, and \$33,384 in a CD (+\$1,268).

- Diane reminded the community that in order to be reimbursed for something, you must first seek permission from the board of trustees. Failure to do so will result in an automatic non-payment.
 - Diane also alerted the community to a spam alert where someone posing as board members are asking to be reimbursed. Only pay dues via check to PO Box 51, Somerset Center, MI 49282 (or hand-delivered) or Venmo (@Clplpoa). Her email address is Dostrosky85@gmail.com.
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Secretary's Report

- Amy Kochendoerfer provided updates regarding the association newsletter and member communications. A draft of the newsletter is ready for review. Once finalized, it will be emailed to community members.
 - The next CLPLPOA meeting is scheduled for Saturday, April 24, 2027. Please email Amy at least one week before the meeting if you would like an item added to the agenda.
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Lake Management Report

- **Jim** Carr began by recognizing the many volunteers who devote significant time to managing and improving the lakes. Special thanks were extended to Tom Dyjack (Perch Lake), Kevin McMaster (Crystal Lake), Chad Fish (Little Crystal Lake), as well as Wayne Snyder, Rick Applegate, Ann Dyjack, Annamarie Snyder, Patty Dietrich, and Laura Dietrich.
- Jim reported that conditions across the lakes improved compared to the previous year. Pondweed management was more successful, improving conditions for swimmers and boaters. The lakes committee also addressed challenges involving bogs, invasive milfoil, access concerns on Little Crystal Lake, and a deer-carcass removal.
- Water-quality monitoring conducted by Wayne Snyder and Tom Dyjack continues to provide valuable data that is shared with the State of Michigan.

- Financially, lake management operations remained within budget. The committee also continued working with the township to resolve accounting concerns related to the previous SAD and transition into the newly approved districts.
- Jim reviewed treatment activities and expenses for Perch, Crystal, and Little Crystal Lakes. He noted that private waterfront treatments remain available through PLM Lake & Land Management, with information distributed each spring and posted on the association website.
- Milfoil continues to be a significant concern across all three lakes. While the invasive species has always been present, growth was substantially greater this year.
- The management plan for next season will utilize a combination of contact and systemic herbicides. Although systemic treatments are significantly more expensive, they provide longer-term control. The committee intends to aggressively target milfoil while remaining within budget constraints.
- Members were also informed that algae conditions are being closely monitored and that Little Crystal Lake requires ongoing management after several years of limited maintenance.
- Questions were raised regarding the extensive growth of lily pads and purple loosestrife along portions of the causeway and shoreline. Committee members explained that removal efforts for lily pads are regulated by state permits and environmental regulations.
- Patty Maher noted that lily pad growth has become increasingly extensive and that a multi-year management plan may be necessary. While lily pads provide valuable fish habitat and shade, their expansion can create access and recreation concerns when left unmanaged.
- Members were reminded that some species of loosestrife are native and not necessarily problematic. Gooseneck Loosestrife has arching stems that bend, or "swoop," over, and it spreads aggressively through underground rhizomes. The flower spikes curve downward, resembling a goose's neck. To help control its spread, cut back unwanted growth and remove rhizomes as needed.
- Jim also noted the return of freshwater jellyfish, which are often considered a positive indicator of water quality.

Vice President's Report

- John Chappell expressed his appreciation to Laura Dietrich for her leadership throughout the SAD renewal process. Even though her term ended in July, she continued to work on the SAD until it was successfully renewed with the township.
- He explained that the previous SAD expires at the end of the current calendar year, making renewal essential to ensure uninterrupted lake treatment funding.
- Members were informed that township officials ultimately approved separate SADs for Crystal Lake and Perch Lake while maintaining the unified association structure and overall management goals. The new SAD runs through 2031. These assessments provide the funding necessary to continue aquatic vegetation management and overall lake stewardship.
- A significant change in the township's assessment process is that properties are now assessed by parcel rather than by lot. The SAD assessments will appear on winter tax bills beginning December 1.
- The annual SAD assessments were established as follows:
 - Crystal Lake: \$120 per parcel
 - Perch Lake: \$350 per parcel
- John emphasized that the revised accounting structure creates greater transparency by maintaining separate accounting codes for each lake.
- Members asked several questions regarding permitted expenditures from SAD funds. The Board explained that aquatic management expenses, equipment such as the Weedo harvester, and related lake-management activities may be funded through the SAD under the agreement between the township and PLM.
- Additional discussions focused on remaining balances from the previous SAD and efforts to ensure any remaining funds are transferred appropriately into the new districts beginning January 2027.

Special Project's Report

- Pat Parks reviewed the rules for the annual chili cook-off. Members received three marbles to use as voting tokens and were invited to sample as many of the seven entries as they wished. Voting concluded before the announcement of winners.
 - Pat also encouraged members to become more involved in association leadership and not be afraid to step forward for future board and committee positions.
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Community Announcements

- Rick Applegate thanked Rob Shier for his leadership and emphasized the importance of volunteer participation. He noted that hiring outside contractors for many association tasks would significantly increase costs.
 - Barb Yamarino inquired about a fundraiser featuring association T-shirts and sweatshirts. Interested members were encouraged to contact Pat Parks.
 - Rob Shier also announced that honey produced near Crystal Lake is available for purchase (\$10), with proceeds supporting the Foundation.
 - Phil Kovich informed the community that he makes soy candles. He is selling them for \$11 with up to \$528 going to the Foundation for future lake improvement projects.
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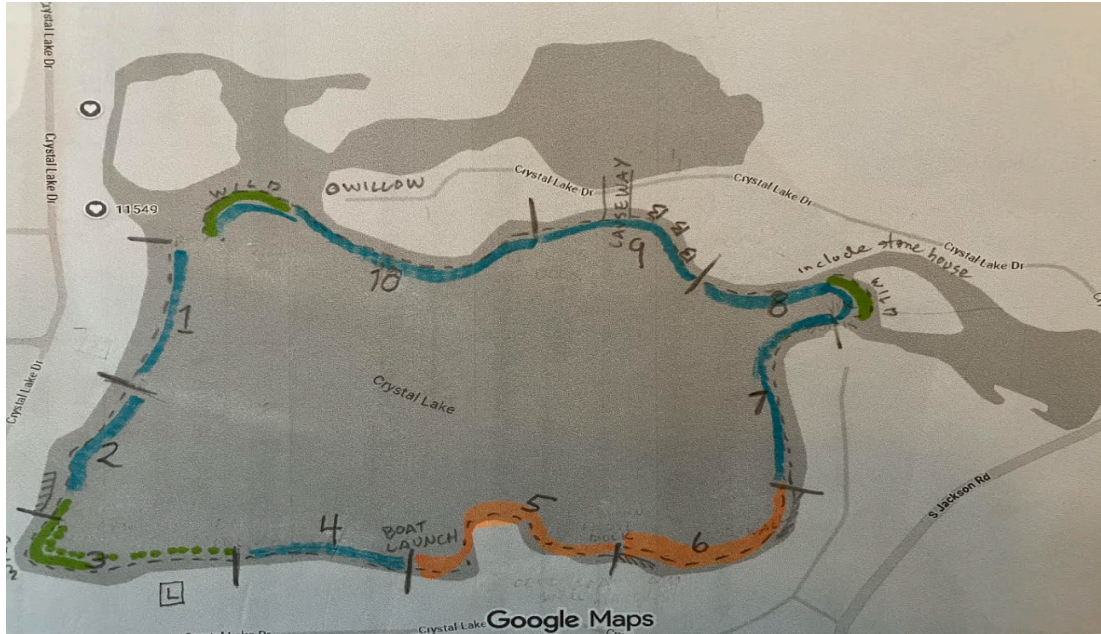
Foundation Report

- Annamarie Snyder provided the Foundation Treasurer's Report.
- Recent Foundation activities included:
 - Continuing support for special lake-related projects
 - Completion of the annual Score the Shore program
 - A successful native plant sale, with another planned for next spring
 - Monitoring E. coli trends around the lakes
 - Educating members about reducing water-quality impacts through proper septic maintenance and responsible management of pet and wildlife waste.

- Annamarie reminded members that the Foundation accepts proposals for projects benefiting the majority of lake residents and welcomes donations to support future efforts.
 - She also announced that the Foundation will participate in the upcoming U.S. Heritage Garage Sale and is seeking donated items and volunteers to staff the sale. Tax receipts will be provided for donated goods.
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Shoreline Committee Report

- The Shoreline Committee discussed plans for another native plant sale and encouraged members to utilize shoreline plant resources, including species such as jewelweed, asters, and milkweed.
- Annamarie Snyder, Laura Dietrich, and Robert Burns participated in Score the Shore, a two-week shoreline assessment project on Crystal Lake. Annamarie presented the results, explaining that the program evaluates shoreline health by dividing a lake into 1,000-foot segments and assessing factors that support or impact the shoreline ecosystem. Crystal Lake received an overall shoreline health score of 54 out of 100, indicating a moderately healthy shoreline with opportunities for improvement. Natural vegetation contributed positively to shoreline scores, while features such as docks and seawalls reduced scores. Shoreline scores varied around the lake, with the green shoreline sections scoring in the 60s, the blue sections scoring in the 50s, and the orange sections scoring in the 40s. The committee noted several highly natural shoreline areas and emphasized the importance of maintaining a balance between responsible development and the preservation of healthy shoreline habitat.



Annamarie hopes to have volunteers from Perch lake participate in Score the Shore next year.

- Members were reminded of the ecological importance of milkweed and other native plants for pollinators and wildlife.