

**LAKEVILLE LAKE PROPERTY OWNERS ASSOCIATION  
REGULAR MEETING – October 24, 2017**

President Wayne Hodges called the meeting to order at 7:30 p.m. Roll was called and Board member attendance was as follows:

Officers

Wayne Hodges, President (2016) - Present  
Michael Cattane, Vice President (2016) - Present  
Jeff Banaszynski, Secretary (2017) - Present  
Paul Hosner, Treasurer - (2016) - Present

Directors

Chuck Sargent (2016) - Present  
Tom Maliszewski (2017) - Present  
Paul Woodring (2017) - Present  
Marc Van Hoogstraat (2017) - Present  
Michael Bartlett - (2017) - Present

**Approval of Agenda**

- An update on Township ordinance enforcement activity was added to the agenda under new business. Paul Hosner moved to approve the agenda as adjusted and Chuck Sargent seconded the motion. The agenda was approved.

**Announcements**

- Paul Woodring commended Jeff Banaszynski for the August minutes.

**Approval of Minutes**

- Minutes for August 22, 2017 were presented for approval. Paul Woodring moved to approve the minutes as presented and Michael Bartlett seconded the motion. The August 22, 2017 minutes were approved.

**Treasurers Report**

- Paul Hosner distributed copies of the Treasurers Report showing balances of \$9580.07 for the Education Fund and \$1698.99 for the donated funds.

**MDEQ Response to Chemical Treatments**

- Wayne Hodges reported that we were waiting for MDEQ management review and had no details at this time.

**Marinas/Docking Concerns - Status**

- Wayne Hodges relayed member suggestions on setting up a fund where the marinas contribute to the lake maintenance costs. Wayne suggested that the best way to do something would be through the Special Assessment District (SAD) for Lake Management as that would avoid having to rely on any Township approvals. Wayne explained that there are currently three categories of properties defined in the Special Assessment District for Lake Management; residential, commercial and off-shore. Jeff Banaszynski noted that a change in scope of the current SAD would be required and that any change would have to go through the Lake Improvement Board and would include public hearings.

**Addison Township Planning Commission Septic System Review**

- Wayne Hodges reported that the Township was asking the two lake associations their position on proposed revisions to the ordinance for septic systems. The current Township ordinance specifies a setback of 100 feet from the high water mark whereas Oakland County specifies 50 feet. The Addison Township Zoning Board of Appeals has been allowing variances from the 100 foot setback. Wayne indicated that when a lot of variances are issued, there is in effect no legal position on an ordinance. Earlier ordinance revision proposals would have dictated a costly (\$40,000 to \$70,000) engineered system for any setback less than 100 feet even if a standard system would work. The Planning Commission's revised proposal would allow setbacks between 50 and 100 feet as long as they received Oakland County Health Division approval and permit. Paul Hosner asked why we consider allowing any setback less than 100 feet for any new construction. Wayne Hodges indicated that there was no distinction identified for new construction or existing.

Chuck Sargent reported that there are 280 parcels in the lake lot assessment district with 212 having shoreline and that 178 would be non-compliant to the 100 foot setback. Oakland County currently allows repairs including tanks and discharge pipes. The earlier proposed revision language would mandate engineered systems in those cases.

Wayne Hodges asked for membership approval of the proposed ordinance language by show of hands. Jeff Banaszynski expressed concern about the lack of prior notification on the topic and resulting low number of members present for the vote.

The vote was held with all present in favor - none opposed.

### **Authorization to Form a Lakeville Lake North Bay Investigation Committee - Status of Leonard Drains**

- Wayne Hodges reported that the Oakland County Drain Commission agreed there was a problem with the drains in Leonard and that the Village of Leonard was aware of the need to fix them but were concerned about budget availability. Wayne indicated that the Lake Improvement Board was pressuring Leonard. The old storm drains had collapsed over the years. Heavy rains would flood Leonard yards and contained septic systems allowing effluent to rise to the surface and be carried downstream with the runoff. Jeff Banaszynski stated that Lakeville Lake residents were concerned that the replacement of the culvert on Army Road connecting Upper Lakeville Lake and Lakeville Lake would introduce pollutants into Lakeville Lake. Tom Maliszewski reported that lake samples he collected at the Army Road culvert before and after the culvert replacement had been tested by Oakland County and the results all came back 'satisfactory'.

### **LRA Status Report**

- Wayne Hodges reported that the harvesting was finished for the season and that a committee had been formed to assess our harvesting needs going forward. Committee assignments ranged from looking at new harvesters to repairing our existing equipment. Refurbishment of existing equipment could run \$50,000 each. Wayne cautioned that even with two good machines, the lack of a good off-load site could disrupt harvesting operations.

### **2017 Invasive Species Management Plan**

- Wayne Hodges reported that the 2017 season was closed.

### **Suction Harvesting**

- Wayne Hodges suggested removing any future actions on Suction Harvesting based on the lack of interest shown by the provider.

### **AVAS**

- Wayne Hodges stated that he had received the results from the fall Aquatic Vegetation Assessment Survey and has forwarded them to the MDEQ. Bill Ritchie asked how we determined that we needed full time harvesting in the future. Jeff Banaszynski reminded the group that Lisa Huberty, the MDEQ lead on chemical weed control, had informed us that annual fluridone treatments would not be permitted on a lake the size of Lakeville Lake. Wayne Hodges highlighted concerns with what happens to the biomass when weeds are not removed from the lake and indicated that he was especially concerned with Starry Stonewort. Jeff Banaszynski stated that he had been on the lake two weeks after the harvester was done for the season and found the surface of the lake littered with weed cuttings. Since the harvester hadn't been out for awhile he could only conclude the cuttings were from boat propeller activity and that the harvester cuts and collects weeds below a level where they are cut by propellers.

### **LLPOA Board Representation on Township Ordinance Violations**

- Wayne Hodges reported that the bait shop had been given two strongly worded letters from the Township telling them to stop renting boat slips without a marina license and that the next step would be to take them to Circuit Court.

- The house on the West side of the Public Access bay had cleared trees on their property down to the shoreline. Photos before and after had been provided to the Township and the ordinance enforcement officer had visited the site. No further information was available.

### **Public Forum**

- Tom Maliszewski referenced a report sent out by John Barczyk that identified the foam seen on the lake on windy days as being from natural tannins in the lake and not from pollutants. Tom indicated that the report had been posted on the Nextdoor web-site

- Tom Maliszewski informed the group that MSU was holding an 'Introduction to Lakes' course on-line starting in January with a \$95.00 early enrollment fee and suggested that anyone interested should sign up.

- John Barczyk asked for an explanation on the Special Assessment District discussion and asked if the marinas were contributing their share for lake management. Wayne suggested using the SAD with an amendment as a potential way to increase their contribution and indicated that the Township is not involved beyond collecting and distributing SAD funds. It was noted that the Salvation Army was being assessed at commercial rates.
- Bill Ritchie asked about the progress on controlling the parties on the property at the end of Island Lane. Jay Bird told him it was a process that he was working through. Bill asked if he was getting support. Jay indicated that he was getting some support but needed more from the Sheriff and that people had not been ticketed.
- Bill Ritchie stated that the property where the Sheriff moored their boat this year would not be available for them for next year and that a new site would be needed.
- John Barczyk reported that he had been told by the Sheriff that the Township didn't have a noise ordinance when in fact it does.

Jeff Banaszynski presented a motion to adjourn the meeting. Marc VanHoogstraat seconded the motion and the meeting was adjourned at 8:30 p.m.

The next meeting is scheduled for 7:30 p.m. February 27, 2018 at the Addison Township Complex.