

**LAKEVILLE LAKE PROPERTY OWNERS ASSOCIATION
REGULAR MEETING – February 26, 2019**

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

Officers

Wayne Hodges, President (2018) - Present
Tom Maliszewski Vice President (2017) - Excused
Jeff Banaszynski, Secretary (2017) - Present
Paul Hosner, Treasurer (2018) - Present

Directors

Chuck Sargent (2018) - Present
Greg Smith (2018) - Present
Paul Woodring (2017) - Excused
Marc Van Hoogstraat (2017) - Present
Michael Bartlett (2017) - Present

Approval of Agenda

- Greg Smith moved to approve the agenda as presented. Michael Bartlett seconded the motion. The agenda was approved.

Announcements

- John Barczyk and Bob Schram announced that they had received a fax confirming the approval from the US Postal Service to use Lakeville as a mailing address for zip code 48367 residents. The change meets all rules and regulations and can be used beginning May 25, 2019. Individuals wishing to continue using Leonard are free to do so. Lakeville P.O. Box addresses continue to use zip code 48366. The change took 18 months of efforts.

Approval of Minutes

- Minutes for the December 18, 2018 meeting were presented for approval. Marc Van Hoogstraat moved to approve the minutes and Paul Hosner seconded the motion. The December 18, 2018 minutes were approved.

Treasurers Report

- Paul Hosner reported account balances of \$9655.34 and \$1707.57 for the two accounts. Activity since the December statement included \$107 for Cooperative Lakes Monitoring registration. Paul noted that the December statement had been revised to correct the total. Wayne Hodges moved that the Treasurers report be accepted as submitted.

Unfinished Business

Mechanical Harvesting Update

Jeff Banaszynski reported that the season start is planned for May 1, 2019 with the equipment being brought out of storage and prepared for the cutting season. Cutting is planned to begin in late May and continue through mid September dependant on the weed growth and chemical application timing. Current plans include using both off load sites starting with the South site. The conveyor will be re-located based on prominent cutting locations. Two employees are planned for the season. The proposed budget will be reviewed by the LRA Trustees and taken to the LRA Voting Members for approval prior to the Lake Improvement Board meeting. The proposed operating budget for 2019 is approximately \$60,000. Jeff indicated that there was some work required on the harvesters prior to launch. Paul Hosner asked if we had someone to do the work and was told we would beginning May 1st.

Weed Treatment

Wayne Hodges stated that detailed plans would be dependent on the results of the spring survey. The only anticipated change from last year would be use of a stronger mix of Trichlophyr. \$36,300 is estimated for chemical treatments including a 3% increase in the management fee.

Goose Population Reduction

- Greg Smith stated that the goose population presented environmental issues including health and safety. Greg reminded attendees that a goose reduction service representative had presented options at a previous meeting. The representative described a multi-year program incorporating nest destruction and egg removal in

the spring followed with an adult round-up and re-location mid-summer. The committee formed to research the options evaluated other suppliers and concluded that Goose Busters was the best choice. Costs include a \$200 permit, approximately \$300 for nest destruction and \$700 for round-up relocation totaling \$1200 a year. Chuck Sargent indicated that he had talked to the Salvation Army Camp Director about participating. Permits need to be submitted by March 31 for nest destruction and require either a Township resolution or 70 % property owner approval. Currently, the Township has declined a resolution but the committee will meet with Bruce Pearson. Paul Hosner suggested pursuing 70% owner approval. Wayne Hodges suggested the Township's position may be related to the failed beach proposal. If nests are located on private properties, the owners would have to give permission to access the nests. Funding for the first year of the program is proposed to come from the voluntary contributions account. Future year spending sources would need to be determined going forward.

2019 SAD Renewal

- Wayne Hodges stated that a LLPOA Board vote would be requested to authorize a member vote if there was a comfort level with the proposed assessment formula change. Wayne indicated that the current five year Special Assessment expires in 2019 and any actions to extend the assessment for future years would require public hearings through the Lake Improvement Board.

Wayne summarized current issues requiring Special Assessment funding along with anticipated needs going forward. Wayne stated that once an invasive species is introduced it cannot be eradicated and efforts are aimed at controlling it. Lakeville Lake saw the introduction of Eurasian Milfoil in 2006, Starry Stonewort in 2008, Flowering Rush in 2013, Curly Leaf Pondweed in 2015, Purple Loosestrife and Phragmites in 2016. Items requiring future spending include securing permanent weed off-load sites, equipment storage, indoor maintenance capability, maintenance and capital replacement considerations and invasive species transfer prevention. Estimated annual costs included \$35,000 for chemical treatments, \$60,000 for mechanical harvesting operations, \$6,000 for capitol maintenance and \$10,000 recapture of the 2018 capitol rebuild program totaling \$111,000. Estimated income needs for 2020-2024 include \$72,000 from past typical assessment collections, \$12,000 from increased marina contributions, \$10,000 from proposed MDNR public launch contributions and \$14,000 from a 20% increase to property owners totaling \$108,000.

Wayne Hodges indicated that property owners didn't feel the marinas were contributing their fair share and that there was the potential to have the DNR contribute payment in lieu of taxes. The proposed 20% increase for property owners would average \$56 per year for lots less than 75 feet, \$66 for lots up to 200 feet and \$74 for lots up to 300 feet.

Wayne indicated that the current assessment calculation is based on parcels when actual use of the lake is a factor of the number of boats allowed. The proposed formula change is based on the number of boats allowed with the marinas paying the same per boat rate as individuals. The DNR rate would be double based on the increased times boats are launched at the site.

Chris Tanana indicated that it looked like a 50% increase in funding. Scott Devereaux asked if the Township was asked to contribute. Michael Pardonoff asked if we had a surplus and was told there was about a \$200,000 reserve.

Wayne asked the Board if they were comfortable enough to request a member vote. Paul Hosner presented a motion to request a member vote on the proposed change to the Special Assessment calculation going forward. Greg Smith seconded the motion. The motion was approved with all the Board members in favor. Tim Brinker asked if the proposal amounted to going from one way of calculating the taxes to another with the marinas and DNR contributing more. Chuck Sargent stated that the proposed formula change needed to be precisely defined before the members voted on it. The proposed formula is based on two allowed boats per parcel at \$168 per boat and \$.50 per foot of frontage over 75 feet. The rate for the marinas would be the same as the residential rate while the DNR would be charged double the residential rate or \$336 per allowed boat and \$1.00 per foot of frontage over 75 feet. Lawrence Smith asked if the change in formula was basically a per boat charge resulting in the marinas contributing \$12,000 more than they currently do.

The motion is clarified to request the members to vote on whether or not to propose a change in the assessment formula to reflect \$168 per allowed boat and \$.50 per foot of frontage over 75 feet for residential parcels and double that rate for non-residential parcels. A roll call vote was requested with the following results; Wayne Hodges - yes, Jeff Banaszynski - yes, Paul Hosner - yes, Mike Bartlett - yes, Chuck Sargent - yes, Greg Smith - yes, Marc Van Hoogstraat - yes. The motion passed. Member voting approved the proposal with 28 in favor and 11 opposed.

New Business

Riparian Subscription Renewal

- Jeff Banaszynski reported that the subscription rate for the Michigan Riparian magazine has increased from \$12.00 to \$14.00. The increase results in the total cost for a year's subscription of \$2912.00 which exceeds the Board's \$2500 spending limit on any single item. Options include requesting a member vote to approve the spending, revising the by-laws to reflect an increase to the spending limit for the Board, or breaking the subscription renewal into two partial year purchases. Greg Smith presented a motion to request a member vote to approve spending \$2912 for the Michigan Riparian subscription renewal. Mike Bartlett seconded the motion. A roll call vote was requested with the following results; Wayne Hodges - yes, Jeff Banaszynski - yes, Paul Hosner - yes, Mike Bartlett - yes, Chuck Sargent - yes, Greg Smith - yes, Marc Van Hoogstraal - yes. The motion passed. Member voting approved spending \$2912 to renew the Riparian subscription with 32 in favor and 7 opposed.

Marine Patrol Funding for 2019

- Wayne Hodges reported that \$5598.00 was spent for 2018 Marine Sheriff patrols with \$1300 contributed from the Oakland County Sheriff re-imbursements and the rest from voluntary contributions. Wayne asked if we wanted to continue requesting contributions for 2019. Paul Hosner moved to request similar levels of coverage for this year - 4 hours per day on Fridays, Saturdays, Sundays and Holidays. Mike Bartlett seconded the motion. Paul Hosner indicated that a fund raiser was being planned with new stickers for 2019 and a poster with a collage of old Lakeville post cards being raffled off. Paul Tobian stated that the sheriff didn't know about the decals last year.

Ordinance Violations

- Wayne Hodges stated that a number of residents had received violation notices from the Township related to their docks and indicated that individuals receiving the violations needed to handle it. Any changes to the current ordinance would need to go through the Planning Commission. Chuck Sargent suggested a position letter be sent to the Township Board and Planning Commission. Paul Carthew asked about the background for the violations and was told that the Township had received a number of complaints from residents related to the number of docks at some parcels. While the ordinance officer was reviewing the complaints, he noticed additional violations and was required to issue notices. The ordinance officer plans to revisit all violations in the spring to determine compliance. Paul Hosner stated that Keith Dupuis had indicated that the Township might be receptive to a change to the ordinance but was looking to the property owners for direction. Bob Schram proposed establishing a committee to develop a new dock ordinance proposal. Wayne Hodges asked Paul Carthew if he would be willing to chair a committee and Paul indicated that he could offer advice but didn't have time to chair the activity. Paul Hosner offered to chair a committee to recommend a change to the dock ordinance. Chuck Sargent stated that with 208 parcels allowing 2 boats per dock, the marinas contributing 78 additional boats and the DNR launch having space for 29, the total was approximately 525 boats. That number matches the recommended maximum capacity for a 460 acre lake. Mike Bartlett indicated that Addison Township's ordinance was more restrictive than the state's designation in the Inland Lakes and Streams Act and felt there was a conflict.

The newly formed committee was asked to report on their progress at the April meeting.

Waterford Lakes Association Forum on Lake Aeration and Maintaining Fish Populations

- Jeff Banaszynski reviewed information from the Waterford Lakes Association public forum on Lake Aeration and Maintaining Fish Populations.

Ever Blue Lake Solutions (formally Lake Savers) presented information on lake aeration stating that aeration helps decomposition, increases dissolved oxygen levels, improves lake clarity and reduces silt levels in lakes. The system includes a shore mounted compressor with air lines routed underwater to aeration bubblers. Aeration should be considered if a lake's clarity is less than 6 feet through the summer and if the silt deposits continue to accumulate. DNR permits are required for aeration and are often restricted to specific areas of a lake. Costs for programs on several Oakland County lakes ranged from \$16,000 to \$47,000 per year. Aeration does not kill weeds and is not a quick fix. A representative from Wolverine Lake presented results from their use of aeration over the past four years and indicated they experienced no noticeable changes and are currently considering discontinuing their program.

Sara Thomas and Jeff Braunscheidel from the Lake Erie Management Unit (LEMU) of the MDNR presented information on maintaining fish populations in lakes. The LEMU is responsible for 863 lakes, 5 river systems

and 65 DNR boat launch sites. Fish need oxygen, food, shelter and spawning grounds to survive. Generally, fish are able to maintain their populations. Fish stocking is used as an opportunity to enhance the balance in a specific lake. Stocking is restricted to lakes having public access and the biology of the lake is the main factor considered for stocking. Fish Kills are divided into two categories, natural mortality or fishing mortality. Natural mortality includes old age and conditions presented by the environment - oxygen levels, food supplies, chemicals and fish stressors including water temperature. Natural mortality is difficult to control. Generally, unless there are quantities of dead fish greater than 25 there isn't any concern. Fishing mortality can be controlled by regulation.

The impact of chemical and mechanical weed control on fish populations were discussed. Chemical weed control was described as killing entire plants, reducing food sources, shelter and spawning beds. Mechanical harvesting was described as removing part of the plant while leaving some for food and shelter.

A member suggested that aeration was reported to be very successful on East Twin Lake.

Public Forum

- Jeff Banaszynski announced the Waterfront Alliance conference on controlling Starry Stonewort scheduled for March 15 in Lansing.

- Jerome Paruszkiewicz stated that the Township has the ability to put limits on the DNR site and asked why they weren't doing more.

Paul Hosner moved to adjourn the meeting and Greg Smith seconded the motion. The meeting was adjourned.

The next meeting is scheduled 7:30p.m. April 23, 2019 at the Township complex.