

**LAKEVILLE LAKE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING – June 25, 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) - Present
Jeff Banaszynski, Secretary (2017) - Present
Paul Hosner, Treasurer (2018) - Present

Directors

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

Approval of Agenda

- Wayne Hodges reported that the kayak discussion scheduled would be tabled and moved to the next meeting. Greg Smith moved to approve the agenda as modified and Mike Bartlett seconded the motion. The agenda was approved.

Announcements

- Wayne Hodges indicated that books on boater safety were on the back table and that the Marine Division was offering four classes on boater safety with one scheduled for Pontiac. Wayne stated that the courses were worthwhile and could result in a 10% reduction on boat insurance.
Jeff Banaszynski announced the Addison Township logo contest.

Approval of Minutes

- Minutes for the April 23, 2019 meeting were presented for approval. Jeff Banaszynski highlighted one change to what had been distributed. Marc VanHoogstraat moved to approve the minutes and Chuck Sargent seconded the motion. The April 23, 2019 minutes were approved.

Treasurers Report

- Paul Hosner reported account balances of \$9455.34 and \$1708.68 for the two accounts.

Unfinished Business

Mechanical Harvesting Update

- Jeff Banaszynski reported that the harvester was launched on June 7 and the off-load conveyor was set up on June 8th. Two employees are in place with one returning from last year. Training was being conducted along with cutting. The operation started cutting in the North end of the lake based on the heaviest weed growth with plans to move to the South end as needed. Jeff noted that the lot used for off-loading at the North site was being sold and that the new owner has offered to allow continued use of the site. Two calls for assistance have been received and addressed at this point.

Weed Treatment

Wayne Hodges reported that treatments were applied on May 28th and June 24th with timing determined by growth cycles. Maps showing the application areas are posted on the web-site. Watering restrictions are still in place from the May application. Wayne indicated that the EGLE has approved new chemicals and indicated that there is not much experience with them at this point. Jeff Banaszynski indicated that Pontiac Lake was using one of the new chemicals and may be a source of information on their effectiveness. Chuck Sargent asked if this is the last year of our professional services contract and suggested submitting a request for quote prior to the next contract.

Goose Population Reduction

- Greg Smith reported that the first stage of the operation resulted in destruction of eight nests and 46 eggs. Over fifty adults were rounded up for relocation to Gladwin. Greg indicated that he expected the costs to come in below the \$1200 budgeted.

Ordinance Violations - Dock Committee Status

- Chuck Sargent moved to remove the topic from its tabled position for discussion. Tom Maliszewski seconded the motion. Mike Bartlett presented what he described as version four of the dock committee's report stating that a lot of property owners had received non compliance notices. Mike recognized the committee contributors including John Barczyk, Bob Schram, Chris Tanana, and Paul Hosner and reviewed the scope of the assignment stating that enforcement and number of boats was not included. Mike indicated that if the proposal was approved by the membership it would be presented to the Township for consideration. The Township ordinance officer feels he is compelled to enforce the current description of not more than 35 feet in length and six feet in width with no side configurations.

Mike suggested the need to consider the real world state where most of the docks vary from the ordinance and have for a long time as shown in 2002 aerial photographs on Property Gateway. Mike stated that needs have changed since the ordinance was created in 1988 with the presence of bigger pontoons, jet skis, kayaks, and space for visiting boats. Mike indicated that the current ordinance was not enforceable and that inconsistent enforcement created confusion and hopes minor adjustments would result in a better ordinance.

The committee recommends a single dock for lots with up to 75 feet of shoreline and a second dock on lots with over 75 feet of shoreline. Any dock would be restricted to 220 sq ft in area and 35 feet in length regardless of configuration. No new docks could be built within nine feet of the property line and in no situation could a dock interfere with a neighbor.

Mrs. Kanas asked if more docks meant more boats and was told no. Marilyn Elsarelli asked if one dock could be connected to another and not touch the shore and asked where the 75 foot designation came from. Jay Bird suggested that shallow lakes should allow longer docks for boat draft. Paul Hosner stated that we need to keep the ordinance simple or that enforcement would be impossible.

Mike Bartlett suggested that the proposal gets us 95% of what we need and that 85 non-conforming docks exist on the lake. Mike indicated that most docks were forty feet long. Jerome Paruszkiewicz asked how many committee members had been cited and stated that the 40 residents cited could go to the Zoning Board of Appeals and request a variance. Jerome indicated that it looks like the violators are asking everyone else to make up for them. Jerome was told the committee was made up of volunteers and if he was concerned he could have volunteered to contribute. Paul Hosner stated that the committee tried to accommodate the non conformances and suggested that owners of larger lots paid more in taxes and should get some additional benefit. Bob Schram felt there were three issues; is change needed?, has lifestyle changed? and what should the change be?. Bob felt the need for change is demonstrated by the existence of non conformances, lifestyle has changed with the increase in full time residences and the existing ordinance is up to the determination of two bureaucrats. Paul Hosner indicated that the biggest concern was the lack of enforcement leading to more non-conformances. Jerome Paruszkiewicz indicated that he felt a dock should require a permit. Michael Cattane reported a problem with his neighbor's dock. Tom Maliszewski indicated that the DEQ didn't require permits. Curt Semak expressed concern that his 50 year old dock would not conform to the proposal.

Mike Bartlett asked if we could at least agree to send a proposal to the Township with the maximum length adjusted to 40 ft. Bob Grbic asked if the LLPOA was charged for enforcement officer visits and was told they weren't. Wayne Hodges indicated that he envisioned the process as a negotiation with the Township but that he was concerned with the second dock for larger lots and the nine foot side setback. The board indicated favor for the nine foot setback. Paul Hosner suggested the setback for a second dock should be 15 feet. Mike Bartlett said he disagreed and asked why a setback was needed beyond stating that no interference was allowed. Tom Maliszewski stated that if people wanted a second dock they would probably already have one. Chuck Sargent stated that the Township has received complaints because of a couple people with extreme violations and the 40 notices were sent to reduce any issue with selective enforcement. Chuck continued noting that a second notice was being prepared and may specify a compliance date with fines up to \$500 a day for non compliance. Chuck felt the committee did a good job of drafting a proposal and felt it was the best proposal. Chuck stated that the Township would probably feel the ordinance would need to apply to all the township lakes and would request a 70% signature approval. Paul Hosner asked if it was reasonable to specify just Lakeville Lake. Wayne Hodges indicated that the max length of 40 feet seems like the desired position with 220 sq ft in any configuration and stated that he was uncomfortable with the second dock for parcels over 75 feet. Wayne suggested 125 feet for the second dock. Marc VanHoogstraet expressed concern that a second dock would result in more boats. Mike Bartlett indicated that the number of boats was a separate issue and not part of the committee's assignment. Paul Hosner didn't feel the membership was ready for a vote based on issues with the width of the dock and setback. A vote on the proposal was requested stating that if it was turned down the proposal would have to be revised. Wayne Hodges moved for a vote on the proposal

including a second dock on lots over 75 feet with no dock exceeding 40 feet in length and 220 sq ft in area independent of configuration. Chuck Sargent stated that old minutes indicated the existing dock ordinance was established in 1988 and dealt with funneling and specified one dock by statute. Chuck felt suggesting two docks would result in the Township kicking the proposal back. Mike Bartlett seconded the motion. A roll count vote by the board was requested with the following results; Wayne Hodges - yes, Tom Maliszewski - yes, Jeff Banaszynski - yes, Paul Hosner - yes, Mike Bartlett - yes, Chuck Sargent - yes, Greg Smith - yes, Marc VanHoogstraat - yes and Paul Woodring - yes. The motion passed and a member vote was approved. Wayne Hodges requested a member vote by show of hands indicating that the required 10 day notice had been provided. Jerome Paruszkiewicz stated that the vote required all members and was told the by-laws specified a majority of members present. The proposal was approved with 29 votes for and four opposed. The proposal will be forwarded to the township for consideration. Wayne suggested members attend the Township meetings.

2019 SAD Renewal.

- Wayne Hodges reported that the Lake Improvement Board met on April 25, 2019 and again on June 18, 2019 Lake Improvement Project and Education Fund SAD budgets were approved for the year and agreement to hire an attorney to provide an opinion on the proposed changes to the SAD calculation for 2020-2024 was approved. A follow up meeting is set for July 23, 2019. Wayne reported that not all members are in favor of the proposal and suggested the members attend the LIB meeting to voice their position. Public hearings would be scheduled and held prior to any action on the future SAD.

Marine Patrol Funding for 2019

- Wayne Hodges reported that four citations had been issued, 42 contacts made with 22 warnings and three safety inspections.

New Business

2019 MLSA Conference Report

- Jeff Banaszynski was asked how long he expected the report to take and he estimated a half an hour. Based on the time Wayne Hodges suggested tabling the presentation to the next meeting. Greg Smith moved to table the presentation and Paul Hosner seconded the motion.

Election of Board Members

- Seats held by Jeff Banaszynski, Mike Bartlett, Paul Woodring, Marc Van Hoogstraat and Tom Malisewski expired. Paul Woodring indicated that he would not seek re-election. Wayne Hodges thanked Paul for his service to the board and membership over the years. Nominations for board seats were opened. Bob Schram nominated the existing board members and all accepted the nominations. Chris Tanana was nominated to fill the fifth open position and accepted. Jeff Banaszynski moved to close the nominations and Paul Hosner seconded the motion. Chris Tanana was asked for some background information and indicated that he has lived on the lake for 23 years and was retired from Chrysler. With five candidates and five openings all nominations were approved.

Public Forum

- Tom Maliszewski indicated that he had taken water samples for testing and all were in acceptable range for e-coli.

Greg Smith moved to adjourn the meeting and Paul Woodring seconded the motion. The meeting was adjourned at 9:30 p.m.

The next meeting is scheduled 7:30p.m. August 27, 2019 at the Township complex.