

**LAKEVILLE LAKE PROPERTY OWNERS ASSOCIATION  
SPECIAL – January 7, 2020**

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 (2019) - Excused  
Jeff Banaszynski, Secretary (2019) - Present  
Paul Hosner, Treasurer (2018) - Present

Directors

Chuck Sargent (2018) - Present  
Greg Smith (2018) - Excused  
Chris Tanana (2019) - Present  
Marc Van Hoogstraat (2019) - Present  
Michael Bartlett (2019) - Present

Approval of Agenda

- Jeff Banaszynski asked that a discussion on the RFQ for Professional Service be added to the agenda. Chuck Sargent moved to approve the agenda with the addition and Michael Bartlett seconded the motion. The agenda was approved as adjusted.

Announcements

- None.

Approval of Minutes

- Minutes for the October 22, 2019 meeting were presented for approval. Chuck Sargent moved to approve the minutes and Michael Bartlett seconded the motion. The October 22, 2020 minutes were approved.  
- Jeff Banaszynski asked for approval of the minutes reflecting the December 26, 2019 electronic Board vote to schedule this special meeting for documentation and records. Jeff Banaszynski moved to approve the minutes and Chuck Sargent seconded the motion. The December 26, 2019 Board vote minutes were approved.

Treasurers Report

- Paul Hosner reported account balances of \$8513.97 and \$879.75.

New Business

Addison Township Board of Trustee's Meeting January 13, 2020

- Wayne Hodges reported that Addison Township Treasurer, Lori Fisher had just released a study identifying the time spent by the Township to administer the special assessment for Lakeville Lake. Paul Hosner asked what right the Township had to charge for services indicating that they are paid employees and shouldn't have to charge for the work they do. Wayne noted that the assessment administration had been handled by the county with no charge until 2004 when administration of special assessments was turned over to local governments. At the time a \$1500 fee was established for handling of the Lakeville Lake Improvement special assessment noting that a 5% fee associated with special assessment administration would be outrageous. Paul Hosner stated that the proposed fee increase was retribution by the Township because they were mad about having to enforce dock issues and being turned down on establishing a public beach. Mark Smith indicated that he was involved with other special assessments paying a 5% fee and questioned why the Lake should be given special treatment. Mark stated that the lake assessment included 208 residents and that costs had gone up over the years. Chris Tanana suggested the need to understand the actual cost to the Township to administer the assessment. Wayne Hodges stated that Township efforts this past year had increased based on developing the change in the assessment language and calculation. Jeff Banaszynski stated that in his involvement over the past 20 plus years there had been very little effort expended by the Township in managing the assessment. All renewals with exception of this year's were direct carryovers from what was in place and known errors in shoreline calculations were never addressed. Paul Hosner asked if the calculations were correct now and indicated that his purchase of a lot was not included. Jeff Banaszynski reported that he asked the Township if they had a defined billing rate for services and was referred to someone else. Chris Tanana asked if there were any options available. Wayne Hodges suggested the Township could issue one check to the LLPOA and let the LLPOA handle payments or continue to have the Township make payments. Having the LLPOA handle payments would require periodic audits. Wayne summarized the Treasurer's report describing the time spent by the Township to manage the activity. The report indicated 40 hours spent during

renewal years and 10 hours for years between renewals. Approximately eight checks were issued each year. Over ten years that amounted to 180 hours with \$15,000 in fees collected. Based on that, it didn't appear that increased fees were necessary. Mike Bartlett stated that it looked like the current fees were reasonable. Paul Hosner asked what outside firms would charge. Wayne Hodges suggested the need for residents to attend the Township meeting on December 13th to communicate interest and monitor actions. Mike Bartlett stated that the lake residents already spend a lot of money to keep the lake clean and healthy for the benefit of all that use the lake including the Township and suggested considering what has happened to Round Lake without property owner involvement. Mike indicated that we were carrying the burden of maintaining Lakeville Lake without help from anyone and to the benefit of all. Chris Tanana asked if the topic was on the Township meeting agenda and was told it was.

### **RFQ Review**

- Jeff Banaszynski suggested the need to include a statement referencing any contract be subject to an annual review. Paul Hosner stated that that stipulation was included in the current contract. A suggestion was made to avoid scheduling herbicide applications around weekends and holidays.

### **Public Forum**

- Eileen Galbraith asked if a position communication needed to be provided to the Township.
- Gerard Wrobel indicated that he had been denied a permit to add sand to his beach. Paul Hosner indicated that a resident added a seawall and was allowed to add sand. Gerald indicated he had a permit from EGLE. Chuck Sargent stated that Gerald had a non-conformance and would be adding to the non-conformance. Mike Bartlett stated that property owners were losing shoreline because of the wake boats and latitude was necessary to offset the loss. Mike suggested the need to work with the Township. Chuck Sargent stated that there were 14 beaches on the lake and that conforming beaches were allowed to be maintained and repaired.
- Jay Bird asked how the shoreline was measured and was told the Township was using the Property Gateway site for Oakland County.
- Kathy Bartlett reported that the Planning Commission meeting for January had been cancelled. Mike Bartlett indicated that the dock issue had been discussed and was being reviewed by the attorney and planner. The attorney indicated that an ordinance adjustment could be made if it was reasonable and the planner had identified nine issues, all having been addressed.
- Paul Hosner asked if the library was contributing to the assessment.

Chuck Sargent moved to adjourn the meeting and Marc VanHoogstraat seconded the motion. The meeting was adjourned.

The next meeting is scheduled 7:30p.m. February 25, 2020 at the Township complex.