

**LAKEVILLE LAKE PROPERTY OWNERS ASSOCIATION**  
**Regular Meeting – April 13, 2021**  
**ECHO Grove Dining Hall**

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) - Present  
Chris Tanana (2019) - Present  
Marc Van Hoogstraat (2019) - Excused  
Michael Bartlett (2019) - Present

**Approval of Agenda**

- Wayne Hodges asked to add an announcement related to proposed meetings for the rest of the year. Chuck Sargent moved to approve the addition and Greg Smith seconded the motion. The agenda was approved as adjusted.

**Announcements**

- Wayne Hodges reported that Addison Township agreed join the Village of Leonard in funding a sanitation study. The study would not involve Lakeville Lake beyond evaluating what flows into Lakeville Lake from Upper Lakeville Lake. Addison Township's contribution would be \$11,000 providing full access to the results. No start date has been set. Leonard has applied for a \$2.5M grant for a filtration system. Wayne noted that we periodically test for e-coli in three areas on the lake and results show acceptable levels.
- Chuck Sargent announced the schedule of a No Haz event for Oxford Middle School on April 24th and indicated that registration was required.
- Wayne Hodges reported that the renewed Lake Management assessment resulted in increases to homeowners included in the Education Fund SAD and that at this point EGLE had contributed \$10,000 to the Lake Improvement SAD for the launch site.
- Jeff Banaszynski indicated that the LRA is advertizing for employees for the summer.

**Approval of Minutes**

- Minutes for the February 25,2020 meeting were presented for approval. Chuck Sargent moved to approve the minutes and Greg Smith seconded the motion. The February 25, 2020 minutes were approved.

**Treasurers Report**

- Paul Hosner reported that the April statement was not available. February account balances were \$4993.05 and \$880.06. Paul indicated that the report would be finalized including current expenses and settlement to refresh the account to \$10,000.

**New Business**

**2021 LLPOA BOD Term Extensions**

- Wayne Hodges indicated that the proposal to extend all Board of Director positions for one year due to covid meeting restrictions had never been approved by the membership and requested Board approval for a member vote. Paul Hosner moved to support a member vote and Greg Smith seconded the motion. Bob Schram asked if that meant the Board terms would be for one year and was told that terms would remain two years but all current would be extended until the election at the June meeting. Board votes to conduct a member vote were as follows;  
Wayne Hodges - yes, Jeff Banaszynski - yes, Paul Hosner - yes, Mike Bartlett - yes, Chuck Sargent - yes, Greg Smith - yes, Chris Tanana - yes.  
A hand count of the members present resulted in 27 in favor of extending current seats until the June meeting election - motion passed.

### **CLMP Participation**

- Jeff Banaszynski reported that the Cooperative Lakes Monitoring Program was funded and operating this year and requested Board approval for Lakeville to participate in the program at an estimated cost of \$227.00. Wayne Hodges indicated that Lakeville Lake had participated in the program since it began and that the collected data gives insight to the health of the lake and can identify trends. Paul Hosner moved to approve participation in the CLMP for 2021 and Chuck Sargent seconded the motion. A BOD 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, Chris Tanana - yes.

### **2021 Goose Reduction Program**

- Greg Smith reported that the goose reduction program initiated in 2019 eliminated eight nests and 46 eggs. The 2019 round up re-located three adults and 11 juveniles. The 2019 program cost was \$1130. The 2020 program was shut down because of Covid directives and restrictions. A permit has been issued for continuing the program in 2021 at an estimated cost of between \$900 and \$1000.

Paul Hosner stated that we had specified using donated funds for the program and that remaining donated funds wouldn't cover the estimated cost. Wayne Hodges indicated the need for a member vote to approve using Education Fund Special Assessment monies for the goose program after the donated funds were exhausted and expressed concern that the program would need to be ongoing to be effective. Greg Smith stated that owner permission would be required to access nests and round up adults. Michael Pardonoff asked if the program would need to be approved each year and was told the Board could approve it based on the defined spending limit.

A motion was presented and seconded to hold a member vote to approve using SAD monies after the donated funds were spent. The Board votes were as follows;

Wayne Hodges - yes, Jeff Banaszynski - yes, Paul Hosner - yes, Mike Bartlett - yes, Chuck Sargent - yes, Greg Smith - yes, Chris Tanana - yes.

The member vote resulted in 17 in favor and one opposed approving the use of SAD monies.

### **2021 Marine Patrol**

- Paul Hosner reported that there was \$2400 left from previous year's donations and \$600 from Sheriff reimbursements and that a Township contribution of \$1500 would bring available funds to \$4500 for this year's program. That would not cover last year's patrols costing \$6300 and that the amount of coverage requested for this year would have to be determined.

Jeff Banaszynski stated that the members had previously indicated that the Sheriff patrols should be the responsibility of the Township and not have to be funded by the LLPOA. Paul Hosner stated that the Sheriff budget for the Township was \$1.3M which should be able to cover the \$36.85 hourly rate for the Marine Patrol. A Board elected to decline further action on the topic.

### **Proposed Amendment to the LLPOA By-Laws**

- Jeff Banaszynski reported that the Kingston Sub Owners had been added to the Education Fund assessment rolls resulting in an increase of 24 and bringing the LLPOA membership to 232. Riparian subscription costs now total \$3248 which exceeds the allowed Board single item spending limit of \$2500. Jeff indicated that there were two options, either request a member vote every year to approve spending for the Riparian or amend the LLPOA By-Laws to increase the defined Board spending limit. A Board vote to request a member vote to amend the allowed single item spending limit from \$2500 to \$4000 resulted as follows;

Wayne Hodges - yes, Jeff Banaszynski - yes, Paul Hosner - yes, Mike Bartlett - yes, Chuck Sargent - yes, Greg Smith - yes, Chris Tanana - yes.

The member vote showed 16 in favor and none opposed. The By-Law defined single item spending limit for the Board is amended from \$2500 to \$4000.

### **Chemical Treatment Program Budget for 2021**

- Wayne Hodges noted that the mechanical harvesting program budget of \$54,550 was shown as a line item on the Lake Improvement Board budget sheet. The chemical treatment budget is \$25,068 as compared to \$40,000 last year. Actual cost for treatment last year was \$36,000. The use of ProcellaCor wiped out the Milfoil

in most areas last year and the reduced budget reflects anticipated savings due to ProcellaCor use. The spring lake survey would provide better information.

Wayne reported that there are \$272,206 in the SAD account and if spending continued at this level we could consider suspending the SAD collection at some point.

Paul Hosner asked about the condition of the second harvester and was told it was operational but had an overheating issue that would need to be resolved.

Chuck Sargent presented a motion to hold a Board vote to approve taking the proposed budget for 2021 to the Lake Improvement Board and Greg Smith seconded the motion. The Board vote was as follows;

Wayne Hodges - yes, Jeff Banaszynski - yes, Paul Hosner - yes, Mike Bartlett - yes, Chuck Sargent - yes, Greg Smith - yes, Chris Tanana - yes.

### **Dock Ordinance Update**

- Mike Bartlett reviewed the work team activities related to the dock ordinance. The proposal to update the dock ordinance was rejected by the Planning Commission and the Township Board accepted the recommendation of the Planning Commission resulting in no change to the current ordinance. Bruce Pearson offered to either review a new proposal or a recommendation from the Lakeville Lake Property Owners that the Dock Administration be turned over to the DEQ (now known as EAGL) and have the township exit dock administration. Bruce indicated that he has people on the lake complaining that he's not doing his job and filing complaints on our fellow neighbors on the lake, so he said he is being forced to enforce the ordinance.

Mike presented the options as he sees them for the membership:

1) We as lake owners ask the township to turn over Dock Mgmt. to EAGL. This would require permitted permanent docks. Seasonal docks that are removable do not require permits. Restriction is they do not impede lake navigation or lake safety.

2) Modify the request, drop request for dual walkways, but ask that length of up to 40 ft be allowed and L and T configurations be allowed for family enjoyment, fishing, sun bathing, a couple of chairs, etc. Docks could not restrict navigation or create a boating safety risk. This would likely address over 90% of issues in question.

3) Do nothing, each lake owner would be on their own to build a case as to why they are not in violation. I.e.; It's been that way since 1988, it was existing when I bought the property and there were no violations noted at the township when we took ownership.

Mike indicated that Wayne as the President of the LLPOA has been lead on discussion with Bruce and asked what he would propose as next steps? Wayne Hodges reported that he was not aware of any new activity related to the requested revision to the dock ordinance. Chuck Sargent stated that the Planning Commission meetings for January and February had been canceled and a Special meeting was called for March 17th which included the dock issue on the agenda along with the library site plan.

Paul Hosner stated that the dock revision activity started as a two dock issue and has morphed into a 40 ft proposal. Paul presented a motion that the Board not entertain further discussion. Chuck Sargent seconded the motion.

Greg Smith questioned why the Planning Commission had turned the revision down. Chuck Sargent indicated the Township attorney and Planner both felt the current ordinance was reasonable and the proposed revision did not convince them that the ordinance was not reasonable. Conversation with EGLE confirmed that they do not enforce dock violation issues.

The Board vote on Paul Hosner's motion was as follows;

Wayne Hodges - yes, Jeff Banaszynski - no, Paul Hosner - yes, Mike Bartlett - no, Chuck Sargent - yes, Greg Smith - yes, Chris Tanana - yes.

### **Public Forum**

- Bob Schram stated that more needed to be discussed on the dock issue and that the membership had approved the proposed ordinance revision allowing two docks in June 2019. Bob noted that the Planning Commission had not meet and had provided short notice of related discussions. Bob felt they violated the public meeting act. Bob proposed dropping the second dock part of the proposal and move to allow a 40ft dock.

Mike Bartlett reported that the initial dock ordinance was brought to the Township in 1988 by the LLPOA. Mike indicated that the Township responds to complaints but has to act if they see other violations in their investigation.

Chuck Sargent stated that letters had been sent to the most grievous offenders but expected more letters to follow and that the Township was responsible for the health and safety of those using the lake. Chuck

explained the difference between a non-conformance and a non-compliance based on when the dock was installed related to the ordinance.

Wayne Hodges suggested letting the issue run it's course before taking further action and suggested that people needed to respond if they received a letter. Bob Schram said the attorney thought the revision proposal was reasonable.

Greg Smith moved to adjourn the meeting and Paul Hosner seconded the motion. The meeting was adjourned at 9:25 p.m.

The next meeting is scheduled 7:30p.m. August 24, 2021 at the Township complex.