

## **LEPOA Meeting Agenda Minutes**

### **August 8, 2022 7:00 p.m**

#### **Call meeting to order**

#### **Pledge of Allegiance**

**Approval of Minutes from July (motion required)**-Christian motioned to approve the July meeting minutes, Tom seconded, all in favor.

**Secretary Report-Jordin**- Jordin had nothing to report at this time.

**Treasurer's Report-Tom (motion required)**- Tom went over the budget vs actuals report, balance sheet, and check detail. Eric motioned to approve the treasurer's report, Phil second, all in favor.

#### **Committee Reports**

**Water Quality-Phil**- Phil said we continue to water sample and flow monitor per our schedule. Nothing remarkable to report this month. The boat launch and other parks continue to produce low E.coli values. We walked the creek from Onsted Park into John Garrison's field and wooded area and found two drain pipes. We will collect samples from these drains later this month. A good meeting was held with the owner of O'Dowling lots 38, 39 and 40. It was agreed the lots would be returned to their original grades. A subsequent meeting with Mannick and Smith who had prepared the re-grading drawings for the owner satisfied us that the plan complied with the requirements laid out.

**Fish/Wildlife-Christian (Fish survey status of final report)**- Christian talked to the lead biologist for the fish study we had done. We got some preliminary age data but a full report will come in August. Christian said once we get the report it will be on the website. There were no questions.

**Building-Don** - Don said in the last month we have not had any approvals. Don said we had two denials. One in Gilgal that didn't meet setback requirements. One shed denial in Kingsley. He said he got a shed in Waterford that he will look at later this week.

**Parks-Kathy**- Kathy said we signed a contract with Wolverine for July 3, 2023 for Loch Erin fireworks show. The contract is for \$10,000 however we have donations that we will add to that closer to the date. Noel's mowing contract has been extended for another five years. The snow plowing contract with Jeff Armstrong was renewed for another two years. Kathy said our volunteers are covered under our liability insurance as long as they are under direct supervision of our board. No further questions.

**Compliance-Eric (Castlebar concern)** - Eric said there is an issue in Castlebar. Dan said we will discuss it in the Executive Session.

**President's Report-Dan**- Dan wanted to thank the board for all of the hours spent on volunteering for our community. He also wanted to thank all the other volunteers in the community. Dan mentioned that this weekend went well for the Garage Sale's. Dan wanted to thank the members that are engaging in our community and wanted to make sure they knew they were being heard.

#### **Sub-Associations**

**Gilgal, Irish Mist, Stonehenge** - No reports from sub associations.

**Drain Commission/Township Meetings-Phil/TBD-** Phil attended the July 11, 2022 meeting. In previous years they have always been well under budget and ended the year with a healthy surplus. As of the end of June this year, they have spent 49% of the annual budget. They indicated across the board increased costs of supplies and repair parts was causing increased expenditures. There are 3 tank changeouts slated for this year. 7440 Reed Road, 7477 Kingsley and 7757 Wexford. James Fransico, son of the deceased owner of 7030 Reed Road was present and requested information about connecting to the system. He was provided the details and costs and as the property is lakefront, was told he would be permitted to connect. Discussion with Jordin indicated the property was on our membership roles but had not paid dues for several years. There is an open question regarding whether this property was considered part of the association. Phil received a call today from the Drain Commission to suggest a meeting next week regarding the questions previously asked regarding our sewer system (prompted by Tom). They are also interested in reviewing our sampling data at the meeting. They also offered to present an overview at one of our monthly meetings and answer questions residents may have. At the township meeting the only issue of interest at the July 13 township meeting was consideration of utilizing a service other than the county to perform assessments. Apparently there have been several retirements at the county office, response has been slow and results questionable. Also, it is reported several other townships have already dropped the county service. Phil said he will be attending the August Township meeting this Wednesday. Phil said at the Planning Commission Meeting the Springville Road development approval vote was postponed until a future meeting. The board would like all necessary state and county approvals to be in place before taking a vote. There were no further questions.

### **Old Business**

- **Current update from Gilgal on lots 38,39 and 40, progress or next steps? (Gilgal/Phil)** - Phil said he is moving forward to change the properties back to their original state. The drawings he presented to the board were satisfactory and they told him to proceed. Patrick Coulter said the issue with these lots was that there was a significant amount of sand and earth brought into the property. There were issues with compliance that were not consistent with Gilgal Bylaws. They met with the lot owner and said that he needed to return the property to its original state. At this point in time the home owners said they want to sell the property. Patrick said he would like to monitor the selling of these properties. Dan asked what the next steps are for these properties. Patrick said they will make a decision at their board meeting and get back to our board. Eric motioned for Jordin to get permission to speak to the lawyer about if the fine letter can be considered a special assessment. If so can we place a lien on the property? If we can place a lien on the property to have the lawyers draft up that lien. Christian seconded that motion. All in favor of the motion.
- **Email domain name for emails for Board members, status update (Jordin/Dan F)**- The board decided to do the first initial and last name @locherinpoa.com. Jordin said she would contact Sandy the webmaster and get that fixed.
- **Status of Events Committee, prior commitment from LEPOA in support of Labor Day festivities (Dan F)**- Jennifer Malcolm said the events committee is

short for their Labor Day event. Jennifer requested \$1,000 for their Labor Day and Halloween events. Tom motioned to provide \$1,000 to the events committee going forward for the calendar of 2022. Kathy seconded, all in favor.

- **Irish Mist By-law revisions and next step for LEPOA (Dan F)**- Kathy Kanable said they amended their bylaws to be in agreement with what the board wants. Kathy Z motioned to acknowledge Loch Erin's role with regards to docks and mowing in Irish Mist's new bylaws, Christian seconded, all in favor. Rod Kurowski said that Irish Mist needs to file the bylaws with the state. Kathy said they will file once they are done.
- **Non-compliance issue in Irish Mist (Don/Eric)** - Don said he feels we should allow a variance for the property in question on Irish Mist. The 30 inch (estimate) structure down at the lake is considered landscape according to the township. Don feels we should allow this structure to stay and not issue a violation letter as was stated in the previous meeting. Tom motioned for a variance for 8282 Irish Mist for the stone landscaping feature by the lake as it currently stands and to issue the fine letter for the shed and other non compliance issue, Don seconded, all in favor.
- **ORV on roadways within LEPOA Community follow-up, update status (Christian)** - Christian said he doesn't have an update at this time.
- **LEPOA Vision Plan, feedback from members and next steps (Tom C)** - Tom went over the final presentation with the feedback from the members. Christian said he would like to see the word quiet taken out of the vision. Tom said he would take this out and send the final copy to the board via email.

#### **New Business**

- **Dock availability and leasing process and cost analysis, survey to be sent to current dock leasers** - Tom said we had a very good response for our dock survey talking about dock replacement and prices. The results came back that a large amount of people want aluminum docks. Tom said the next steps are to do a dock audit. 90% of the respondents said they didn't want to change the dock process to a lottery method. Jennifer Branch asked why the dock price is increasing for dock slip renters when others use the parks and docks as well. Dan said we didn't not have an answer today for her but Kathy Z will add this to her dock survey.
- **Galway Park swim area (Kathy/Eric)** - Eric said we might need to create a safe swim area since there is a beach there. Kathy Z said that Tom is going to a meeting with other lakes to find out how they make safe swim areas. Eric said to the members to be cautious of dropping off people at that area until we make a decision on how to make that safer.
- **Clarification of Donegal land bridge and posting (Kathy Z)**- There was a request to post on the website that the landbridge is private property. They have signs saying it's private property except for walk-throughs. Dean Woodard asked for something to be put on the website that this is private property. Dan asked Kathy if she would draft something with Mr. Woodard to be put on the website. Eric told him to make sure to have the signs with the correct verbage to make sure they are covered incase of prosecution. No further comments.

- **Non-LEPOA property and issues/concerns (Dan F)** - Dan said there are properties that have lake front that are not in our association. He said he wanted to make the members aware the board is digging into this issue. Dan wants to be proactive and create a plan for what we can do for these properties. Christian said the board is going to refer an expert for riparian rights. Kathy Z motioned to contact Clifford Bloom about riparian rights for our lake for up to \$3,000, Tom seconds, all in favor.

**Public Comment-2 minutes.** –Deb Bokatzian thanks for meeting tonight. It was informative and transparent, Tim Husband mentioned purchasing a zoom so more people can watch, Patrick Coulter asked about lake stocking and Christian said we are waiting for the fish survey to come back. Phil Lawrence said thanks to the board for all they do.

**Adjournment** Phil move that we adjourn, Eric seconded. all in favor 915 end time.

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