

LEPOA Meeting Minutes

September 12, 2022-7:00 p.m.

Call meeting to order

Pledge of Allegiance

Approval of Minutes from August - Tom motioned to approve the August meeting minutes, Don seconded, all in favor.

Secretary Report-Jordin- Jordin asked about Mr. Fauth and his membership request. Dan said we would discuss it later in the meeting. Jordin mentioned to the board about stickers for next year and that with the busy agenda tonight she would move the topic to another meeting or discuss it via email. Jordin asked if the board was going to leave the gate open starting October 1st to help with the boaters trying to get their docks and boats out of the water? The board agreed to keep it open again this year to make that easier for our members. Jordin said that the board decided to upgrade the Zoom account to allow longer meeting times. Jordin also mentioned she has about 40 members who have yet to pay this year's annual dues. She has mailed out notices to them letting them know they have until October 1st to pay or else a lien will be put on their property. Kathy Z said she would help Jordin make phone calls to the members if needed.

Treasurer's Report-Tom - Tom went over the budget vs actuals, balance sheet, and check detail. Tom said that we are starting the budget for 2023 and the liability insurance has been renewed for the next year. Eric motioned to approve the report, Phil seconded, all in favor.

Committee Reports

Water Quality-Phil - Phil said they continued water sampling and flow monitoring per our schedule. The boat launch and other parks continue to produce low E.coli values. Shannon Park has been monitored two times this year producing very low E.Coli values both times. Phil said they did walk the creek from Onsted Park into John Garrison's field, which was sampled this month, and they found lower E.coli values in the drain tiles discovered last month than in the creek itself. In discussing this with the EGLE expert, she indicated legacy E.Coli may be surviving in the creek sediment. Discussing this more with LimnoTech. O'Dowling lots 38, 39 and 40 appear to be back to an acceptable profile. Key Takeaways for Phil from the conference were the UT professors working with Medical Doctors are discovering that Microcystin, the toxin that can be produced from Blue Green Algae blooms is more harmful than previously thought. It has been thought the toxin can affect the skin and digestive tract, but based on studies with laboratory mice the lungs, liver and perhaps brain can also be affected. It was shown Microcystin can be aerosolized and be spread by wind or air currents and then inhaled. They are also researching remediation or cures with positive results (although years away from production). If you see a blue green algae bloom – stay away. The Army corps of engineers was present and presented an overview of 4-5 projects they are funding around the Great Lakes. That level of involvement by the corps indicates a recognition of the scope of the issue. It is not a trivial issue and not easily solved with current knowledge. Inline stream filters were presented as an inexpensive and easily implemented method to absorb phosphorus in ditches and small streams. Results from small implementations are very positive. I think there may be good applicability to our input stream issues. Phil moved to transfer \$1031.00 from Travel Budget

(51008) to Equipment Budget (51002) to cover YSI meter rental thru September. Tom second. All in favor.

Fish/Wildlife-Christian- Christian was not present for this meeting. Phil wanted to go over the big points of the fish survey. Dan said he would get it to Jordin to put on the website. The survey went over what fish they caught and their size and health. The survey will be put on the website under the water quality & fish tab.

Building-Don - Don said there was one approval in Waterford. Wicklow had accessory building approval as well as a new home going in. One home is being worked on in Castlebar. Has a deck he is working on right now that is going through the approval process.

Parks-Kathy- Kathy spoke about an issue with a non member boat getting on the water over Labor Day weekend. Kathy said that she knows who let the non member in and asked Dan if they should discuss it in the open forum or in the executive session and Dan said to discuss it in the executive session. Kathy mentioned that there was a storm right before the Holiday weekend, that left tree damage, lots of sticks and limbs at the parks, and at the entryway, and she did get it all cleaned up before Holiday weekend.

Compliance-Eric - Eric said a warning letter went out to a homeowner about cleaning up their property. Eric has not heard back so he said he would get with Jordin about further contact information.

Presidents Report-Dan- Wanted to thank all the volunteers for the wonderful Labor Day event. Dan wanted to go over the process of inviting guests to our lake. Once we have established a set of criteria, then parcels would be discussed and voted on. In addition, By-Laws may need to be revised. He said the topics would be brought up later on in the evening so he would wait for them to discuss further.

Sub-Associations

Gilgal, Irish Mist, Stonehenge- Patrick Coulter from Gilgal said that lot 101 that had the dirt piles is going to be leveled this week. Just wanted to let the board know it would be taken care of. Tom Kanable said the group that put together the Labor Day event did a great job. Tom said there are numerous homes being built in Irish Mist right now. A member asked about the LEPOA board as a whole's opinion on the easement and drive. Dan said it belongs to Irish Mist and he supports Irish Mist in their easement issue.

Drain Commission/Township Meetings-Phil- Phil said he Met with two of the drain commission employees who oversee the Loch Erin system on August 19. They provided more detail on the operation and design of our sewer system which he summarized and shared with the board. More importantly, they offered to attend a monthly meeting to provide an overview and answer questions that residents may have. **Township Meeting-** The township meeting was August 10th. \$19k was the township portion for resurfacing Loch Erin area roads. Phil said he believed the majority of the cost was paid by the county. Results of the financial audit were presented by the auditor. No issues found. The county is seeking new bids for a plan for the Tecumseh Products Site after the last proposal has apparently been abandoned.

Old Business

- **Current update from Gilgal on lots 38,39 and 40, progress or next steps? (Gilgal/Phil)-** He has removed the hills and the grading is much more acceptable. He has also put down grass seed and is mowing. Waiting on the engineers to

do the survey. Don asked if he is going to put those lots up for sale? Harry said not yet but he is thinking soon.

- **LEPOA Vision Plan, feedback from members and next steps (Tom C)**- Kathy motioned to adopt the plan that Tom presented, Don seconded, all in favor. The mission statement will be put on the website on the home page.
- **Dock survey completed and update on next steps (Tom C)**- Tom went over the Dock Audit that volunteers did. There was some conversation about next steps moving forward. Tom said the board would discuss the rest in executive session. Jordin expressed her concerns with doubling the cost for the dock slip renters. A discussion was had about. Kathy made a motion to increase the dock's slip fee not to exceed \$200, for Kathy to get bids on the new dock sections, and for Tom to inquire about financing a loan. Phil seconded. All in favor.

New Business

- **Clarification of Donegal land bridge and posting (Kathy Z)**- Kathy said she has the email that Mr. Woodward worked on to post on the website. Jordin said she would get that on the website this week.
- **Non-LEPOA property and issues/concerns (Dan F)**- Dan asked what criteria and process for letting members into the association. A discussion was had about the Cashell properties. Dan said that at the end of the day the best thing would be to include them in our membership.
- **Castlebar Park and Dock process (Kathy/Jordin)**- Jordin asked about castlebar and possibly having a point of contact for questions. Jordin said she gets a lot of questions about this area and since she does not oversee their park or docks she would like to see a contact person be put in place.
- **Review and discuss Insurance Certificate and interpretation for additional Sub-Divisions update (Tom C)**- Tom said we got a broker to get us a quote for the sub association board members. Tom said his personal opinion is that the sub associations are an extension of LEPOA. A discussion was had. Dan gave his opinion that we should pay 50% of the subassociation liability insurance. More discussion was had on the clarification on what D&O are covered. Kathy motioned to cover 100% of the subassociation D&O liability, Phil seconded, Tom - yes, Kathy- yes, Don - yes, Phil- yes, Eric - abstain. Phil made a motion to transfer funds of \$2,128 from 51001 to cover for this insurance, Kathy second. All in favor.

Adjournment