

**LEPOA Meeting Minutes**  
**Monthly Meeting October 10, 2022-7:00 p.m. Cambridge Twp Hall**

**Call meeting to order**

**Pledge of Allegiance**

**Approval of Minutes from September (motion required)-** Don motioned to approve the September meeting minutes, Christian seconded, all in favor. Minutes were approved.

**Secretary Report-Jordin-** Jordin was not present at the meeting but Dan read her report. Jordin said she had printed the most recent member balance report for our association dues. Last week we had a member pay off \$3,625 of previous dues. This is the lowest total it has been since she has started working for Loch Erin. She also said she emailed out the Fall Newsletter last month. She said she is getting a lot of questions about trick or treating. Please tell the members we are following the cambridge township date and times of the 31st from 6-7:30pm.

**Treasurer's Report-Tom (motion required)-** Tom was not able to attend due to Hurricane Clean up in Florida. Dan read his report as follows: Budget vs Actuals: We have spent a total of \$103,254.07 against our 2022 budget of \$212,820.00, with \$109,569.93 remaining and we are on track to meet our 2022 budget forecast. No material entries on income or expenses this month. Bank Accounts, We had an unfavorable month in August with our Wells Fargo Mutual fund account having a net negative change of \$229.86 with the balance being \$48,777.73. Our Michigan Bank account has a balance of \$129,506.19 with all transactions except one deposit being cleared for the month. The balance sheet and check reconciliation had zero issues. As mentioned last month, LEPOA has started planning for the 2023 budget. The plan is to have all inputs provided to the Treasurer by the end of October with the plan to have a final budget being available in January. Also, Director and Officer Liability Insurance has been paid for Gilgal and Irish Mist in September as LEPOA D&O was paid last month. The loan review has begun with Michigan Bank and we are in the data collection phase of the process. Docks are scheduled to be removed this month where the audit of the poles and hardware will be completed. Phil motioned to approve the Treasures report, Christian seconded, all were in favor. Treasurer's report approved.

**Committee Reports**

**Water Quality-Phil - *Water sampling / Watershed Management Plan:*** Last scheduled round of water sampling will be conducted Tuesday and Wednesday. We will be collecting samples for DNA analysis this time. We may do a couple more investigatory samplings attempting to track down sources, but nothing extensive. All results will be supplied to Limnotech and they will begin a deeper dive into the data and provide direction for next year's sampling plan.

*Statewide septic code House Bill 6101* DNA results from our past sampling has shown predominately human DNA which we suspect is from failed or even lack of septic fields. State Representative Jeff Yaroch has submitted *Michigan House bill 6101* to establish a statewide septic code. Michigan is the only state in the country that does not have a uniform statewide

code. The Bill seems very straight forward and would seem to be effective. Phil said he would encourage everyone to read the bill and email your support to Rep Yaroch AND Rep Sarah Lightner or Rep Branna Kahle along with Senator Dale Zorn who may be our house rep next year. Phil said he will ask Jordin to put a PDF of the bill and the contact information for our state reps on the LEPOA website under water quality. DNR Wake Boat Recommendations: Phil said he had mentioned previously that the damaging effects of wake boats has been a part of several of the seminars he has attended. Last month the DNR published a concise position paper on wake boats that has very clear recommendations. The two big takeaways are: Wakeboarding mode should only occur 500 feet from shore or any dock. Wakeboard mode should only be utilized in over 15 feet of water. This is only a recommendation at this point, not a law. Phil said he could see more serious action coming in the future. *MSU Extension Intro to Lakes Class January 10 2023*: After having taken this class, Phil said he always recommends it to anyone who lives on a lake or has interest in water. It is a 6-week class that has weekly webinar sessions and weekly handout assignments. The cost is \$115 but reduces to \$95 if you sign up before December 19. Phil said he could get this posted to the Website too. You can also email Phil and he will forward the announcement to you.

**Fish/Wildlife-Christian** - Christian said hopefully everyone has been able to review the fish survey that is posted on the website. There is an adequate amount of walleye and big game fish in our lake. Christian said the Environmental Scientist stocking isn't necessary however we could do it to benefit the members. Christian encouraged everyone to read the survey if you are interested in the fish health of the lake. The survey is very understandable. Don asked what Christians thoughts were on the low amounts of dissolved oxygen. Christian's opinion says he wouldn't want to bring the cost of a million dollar system to our lake with a narration system. The results would take long and would frustrate members. Christian said for 2023 we are going to focus on putting more artificial structures in the lake. Our lake has no breeding ground or hiding spots for small fish. This causes a lack of hierarchy. Dan asked where we would place the structures. Christian said they were placed in places where our members don't swim. Christian said he has been getting lots of feedback from members that lots of fish are around the structures so they are working well. Dan asked about the goose round up for next year and Christian said Tom Kanable sets that up and we have to wait until next year to see what happens. There was a question from the audience about the amount of carp on the lake. Christian said to catch and trap carp would be very costly. Christian said if anyone knows people that would come and clean up the carp and use them for food that Loch Erin would be interested in that service.

**Building-Don** - Don said since our last meeting there have been four approvals. There was a deck replacement in Waterford that was approved. Two new homes and a fence in Castlebar. A 3 foot fence is going in on Castlebar on an off water property.

**Parks-Kathy**- Kathy said the first draft of the parks budget has been submitted to Tom. We have one bill that she was unable to approve. This bill will be talked about in executive session. We did approve a bid to have rocks installed to protect the key pad. There is a tree we are waiting

on to be trimmed over by the forty acres that is over the fence. Christian asked about the gravel for the turn around at the launch park being approved at some point and if that would be taken care of. Christian said he hopes we can get that fixed next year because it gets very messy in the spring. Dan confirmed that this is the last weekend to get out on the boats before the docks get taken out on Monday.

**Compliance-Eric** - Nothing to report

**Presidents Report-Dan** - Dan said at the last meeting they spoke about putting together a criteria for extending membership into Loch Erin. Dan mentioned that discussion would happen in New Business and it's only a conversation today and there will be no motions or decisions made. Dan said we had a safe and successful summer season and thanked the board for their hard work over the summer.

### **Sub-Associations**

**Gilgal** - Harry updated that the survey came back for the Gilgal lots 38,39 and 40. The results were not perfect, everybody was happy with them. Harry mentioned that one lot is already pending. EGLE has been contacted about the portion where they filled in the water.

**Irish Mist**- Irish Mist was not in attendance.

### **Stonehenge-**

**Drain Commission/Township Meetings-Phil**- Spoke with Ed Scheffler at the DC about the erosion on the Stonehenge Road/levy. That was apparently repaired at the end of September. Interestingly, we spent more time talking about the watershed management plan. Of interest was a request by the Onsted Kiwanis to separate part of the Property on the corner of Dalton and Springville to create a parking area for the Pathway thru John Gasrrison's property to Onsted Park. The Kiwanis group wants to improve and perhaps extend that walkway further to the west of Onsted. It was also mentioned that Some Loch Erin residents believe that is Loch Erin Property. It is not. Dan also attended the Cambridge Township meeting. Dan made sure to push the topic of quality in accordance to spec in regards to the Irish Mist issue. Phil said that there was nothing that was discussed in the Planning Commision meeting in regards to Loch Erin.

### **Old Business**

- **Non-LEPOA property issues/concerns (Dan F)** - Dan said they took the action to create a draft for the criteria to be later discussed in the meeting.
- **Non-compliance of a storage shed in Irish Mist (Don and Eric)**- Dan asked what the action is for this non- compliance issue. Don said he is in violation. The owner felt they were being singled out. Don did a review of all the homes in Irish Mist a couple of weeks ago. The homeowner is continuing to be non compliant. Christian asked about the lien process and if we are able to place a lien on a property with these fine(s). Eric mentioned that the previous compliance board believed the fine letter was approved by the attorney.

That the fines would be considered special assessments and liens could be placed on the property. Dan asked for a new letter to be sent to the homeowner clarifying that the fine would be put in place and if not paid that a lien could be placed on the property and/ or they would no longer be in good standing in regards to membership.

- **Dock survey/audit as part of removal process and update on potential financing process (Tom C)** Dan said he has an action to send Kathy Z the spreadsheet with the suggestions on the dock process for next year. Kathy said she would make sure it's taken care of.

## New Business

**2023 Budgeting process (Tom C and Board)** - Tom C said (via zoom) that he has been receiving information for the 2023 budget. Once it's all received he will put it all together and see how it looks compared to the 2022 budget. He will put that together for everyone to review by the November meeting. If the 2023 budget is more than the previous year Tom will review further with each board member to try lower it to meet the 2022 budget total. If that is not possible Tom will give recommendations at the meeting on moving forward. Dan asked Tom to go through the scoring process for capital projects that was created last year. This will give a clear picture for the members on what the budget is going to and why. Dan would like to work with Tom on content for contracts with our contractors so everyone understands the value and price of the work that's being done. Tom reiterated the importance of having written contracts and not verbal.

**Non-LEPOA property 'draft' criteria discussion (Dan F)**- Dan went over the draft criteria below is what was presented:

*Over the past years, LEPOA have been approached by various landowners seeking inclusion to the Loch Erin membership ranks. Since this has been escalated with recent activities surrounding the Springville Road property and initiative by a committee to better understand where the properties are, what risk do they pose to Loch Erin if developed and what shared benefits would be realized if the property was included within Loch Erin. In addition, LEPOA and the various sub-associations could/would need to amend their respective by-laws.*

**1) Property is part of the shoreline of Loch Erin (currently vacant or undeveloped)**

*- This appears to be an item that preliminary feedback aligns with*

**2) The property, if developed under the Township ordinances would have lots (back lots) that are part of the development and are contiguous with the original shoreline aspect**

*- This criterion would be applied as part of the reasoning for a development (i.e Kingsley, Waterford, Gilgal, Irish Mist have back lots that were part of the original development*

**3) Properties that are currently undeveloped would need to have a sanitary sewer tap within its proximity to utilize and required to connect**

*- This item appears to be a mandatory requirement based on preliminary feedback.*

**4) The property is identified/zoned as 'lake-residential'**

*- This is to ensure the zoning district aligns with Township (Cambridge/Franklin) guidelines*

**5) If the property has an existing house on it and has contact with the LE shoreline**

*- This situation may have a potential for non-compliance if a sanitary sewer is not*

available and the existing septic system has been installed per County and Township guidelines.

**6) If the property is identified as a 'risk' to the Lake if developed outside of the lake-residential zoning district, thereby a business case would need to be presented to the LEPOA Board for a roll call vote**

- This situation is to ensure the LEPOA has a voice in the process, ideally, we prefer to see 'LR' as the preferred zoning district, but there are some AG zoning parcels that are nearby.

**7) The property is immediately adjacent to homes that are part of LEPOA community**

- There are few parcels that would meet this criterion within Gilgal, Irish Mist, Donegal and Limerick. It would seem if the parcel appeared to be within the LEPOA, then we should consider it, this item will be one we need to discuss.

**8) Previous membership was established thru ownership of a lot within LEPOA and the property immediately adjacent to the Lake (across the road)**

- This criterion may not align with previous criteria and could create a negative precedent, it is offered for discussion.

**9) If a parcel or development is extended an invitation to join LEPOA, any roads or infrastructure WILL NOT part of LEPOA responsibility going forward.**

- This is to prevent any future concern and responsibility for maintenance of a Private road like that was created during Kinsley II and Private Drive A.

There was conversation on how many sewer taps were available in Loch Erin. Tom asked if the criteria was met are they automatically in the association. Dan said this is just a conversation for today and that they are looking for feedback from the members. Christian said he wants to make sure the criteria is cut and dry so the board has a solid foundation to fall back on. Paul Knapp asked if each lot has its own tap and if it is already considered a lot does it have a tap. Christian said he does right now. Christian said his concern with the criteria is to already be at capacity with the sewer taps and allowing back lots in before lots that are already in our association build. Paul K followed up with a question on back lots and if we would be in violation of the funneling act. Christian said we need some more clarity on that issue.

**EGLE/DNR publication/recommendation regarding Wakeboard boats, providing for awareness (Phil/Christian?)** - Phil mentioned that publications recently are highlighting the concern for wake boats on small inland lakes and their damaging effects. The document for this information is posted on the website under water quality. The two key takeaways for using a wake boat and using it for surfing are: you shouldn't be wakeboarding within 500 feet of shore line or dock and you shouldn't be using it under 15 feet of water. PHil said in our lake that doesn't exist. It is not a law right now but a very serious recommendation. Dan and Christian wanted to make sure the members were aware of this information and that it's not something Loch Erin is enforcing.

**Irish Mist building issue-** Don said there is a lot that is having a very hard time meeting the building requirements. The specs are hard to meet with the location of the lot. It is at the end of the cul de sac and the road has a severe radius to it. Don said that they will be requesting a variance with the township.

**Public Comment-2 minutes-** Mark Rodan from Castlebar thanked the board for all their hard work.

**Adjournment-** Eric motioned, Phil seconded, all in favor.

## **Executive Session**