

**LAKE LEANN PROPERTY OWNERS ASSOCIATION**  
**Annual Meeting Tentative Agenda: June 8, 2024**

- I. CALL TO ORDER** – Pledge of Allegiance – President Lori Coyle
- II. Roll Call** and determination of quorum
- III. Announcements**
- IV. Approval** of June 10, 2023 Annual Meeting Minutes
- V. NEW BUSINESS**
  - A. Motions
    - 1. Greenbriar Lots 177, 178, and 179
    - 2. Lakeview Lots 76 and 77
    - 3. Crystal Estates Lots 6 through 13
    - 4. Indian Hills Lots 81 and 90
- VI. COMMITTEE REPORTS**
  - A. Executive Committee
  - B. Budget and Finance
  - C. Lake Control
    - 1) LFA Update
  - D. Maintenance/Mooring
  - E. Rules & Regulations
  - F. Building Control
- VII. ELECTION OF DIRECTORS**

The following Director positions are available and will be elected:

Lakeview	3 year term	Maquago Hills	1 year term
Westdale	3 year term	Laguana Park	1 year term
Plaza	3 year term		
Crystal Estates	3 year term		
Highland Green	3 year term		
- VIII. OLD BUSINESS**
  - A. None
- XI. OPEN FORUM**
- X. ADJOURNMENT**

**LAKE LEANN PROPERTY OWNERS ASSOCIATION**

**Annual Meeting Minutes -Draft**

**Somerset Beach Campground**

**June 10, 2023**

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**Call to order:** by President Lori Coyle at 10:02am.

Coyle thanked all members that attended. She asked that all stay until the end to participate in the directors voting. She thanked board members for the time that they put in to making this year so productive, noting that this is one of the best boards she has worked with through the years.

**Roll Call:** Jo Ann Colton/Grand Point, Lori Coyle/Grand View, Cori MacGregor/Maquago Hills, Bob Halstead/Indian Hills, Tony Ciaramitaro/Royal Shores, Pierre Goovaerts/Highland Hills, Rick Kidd/Lakeview, Leah Webb/Fairway Hills, Dave Wagner/Westdale, Llonda Putz/Plaza, Tim Sickon/Laguana Park, and Ray York/Crystal Estates.

Absent: Mike Bannon/Cherry Park, Maureen Butrico /Greenbriar and Kevin Murray/Highland Green.

The audience consisted of 99 registered voters and there were 107 absentee ballot voters.

**Announcements:**

Coyle announced the Hot Dog Roast will take place after the meeting.

Halstead noted Jeff Connors from EverBlue Lakes was in attendance and would be available after the meeting to answer questions.

**Approval of Minutes:**

Halstead moved to approve the June 11, 2022 Annual Meeting Minutes as presented. Kidd supported, and the motion carried with two abstentions: Colton and Goovaerts.

**New Business:**

Motion and second from the Board of Directors to increase the Annual Dues from \$150.00 to \$170.00 per lot effective 2024.

Board comments include that since our last dues increase in 2020, the Cost of Living has increased by 22.5%. Prices of supplies, water treatment, chemicals, contracted labor and staff wages have all increased. The Board of Directors is proposing that starting in 2024, our Annual Dues must increase by \$20 per lot to cover our rising costs.

Halstead reviewed the total dues increases from 1992-2023 and found that total overall increases amounts to a \$3.25 increase per year. Over the years 2020-2022 the Cost of Living has increased almost 16% and its projected to increase another 5% for 2023. He explained the recent capital improvements were funded by the LLPOA reserve account and that no capital improvements were budgeted for 2023 due of lack of funding.

Future capital improvements needed: Boat Ramp extensions to prevent wash out of end ramps, Pinewood Causeway Engineering and Rock Work, upgrade Gate Security System and Cameras, Baker Rd Park Rip-Rap Sea Wall (Beach area), North Launch Drive area resurface or replace, purchase New Office Water Softener System & Iron filter, Waldron Rd. Park drainage problem, Baker Rd Lots 177, 178 & 179 Rip-Rap for a grand total of \$114,000.00.

Members' comments included maintaining quality is important, twenty dollars a year is not a significant amount, not having a vote per lot seems unfair, budget questions, and number of delinquent member accounts.

Coyle noted the amount of dues/fees of the surrounding lake communities are greater than those of the LLPOA even with the dues increase. She also reviewed the budget and confirmed number of members with outstanding dues.

Motion carried with 107 ayes and 95 nays.

Motion and second from the Board of Directors that effective July 1, 2023, members are required to have their septic tank(s) pumped and inspected every five years (at a minimum) by a licensed septic system service provider. All members must provide documentation (a letter or paid receipt) from a licensed septic service provider to the LLPOA Office evidence of the pumping and inspection of septic holding tank(s). South Lake Island residents must follow the EGLE-approved protocol (on file at the LLPOA Office) for handling and transporting septic waste across the lake. The LLPOA must be notified at least ten days prior to pumping of any South Lake Island septic tanks and the transporting of septic waste across the lake. The LLPOA may provide oversight during the pumping and transporting process. Courtesy members must comply with the septic pumping and inspection rule in order to receive approval to use Lake LeAnn and its boat launches.

Board comments include: LLPOA Members have undertaken a comprehensive approach for improving the water quality of our lakes, including control of nuisance weeds, lake aeration and bioaugmentation, shoreline stabilization projects, native plantings, and numerous interventions to the waterways that empty into Lake LeAnn. As part of this multi-pronged effort, the Board proposes a rule that would direct Members to have their septic tanks pumped and inspected on a regular basis. Implementation of this rule will help us to minimize the potential impact of septic waste and septic-derived nutrients in the lake, in essence giving us more 'bang for our buck' from the other investments that we are already making into the lake restoration.

Federal and local health authorities (such as the EPA and the Hillsdale Health Department), and our local licensed septic service providers, recommend septic pumping and inspection at least once every three to five years. Regular servicing helps to protect the investment of homeowners and may prevent more costly repairs that can arise from improper septic maintenance.

Ciaramitaro reported that local licensed septic companies state there is a need to pump the tank to properly inspect it and the baffles. He noted that there are bills in the Michigan House and Senate that could require mandatory septic tank pumping and inspection every five years. Last year we worked with EGLE for an approved plan for the South Lake Island members to have their septic tanks pumped and inspected and the plan was successfully executed for some of those members. He stated the goal is to reduce nutrient-loading to the lakes from all sources. Mandatory septic pumping and inspection has been repeatedly recommended by RLS (our Lake Manager). It is included in our annual lake reports as well as in our Comprehensive Shoreline Management Plan prepared in 2021 by GTE Engineering.

Members' comments included research of non-waterfront lots impacting water quality, expense to island members is much higher, different uses of septic systems, cost of septic pumping vs. cost of community sewers, confirmation of deadline, July 1, 2028, the importance of keeping the lake water clean, and a suggestion that LLPOA purchase a tow vessel.

Goovaerts noted there is water run-off that leaches into the lakes from the surrounding properties which includes non-lakefront properties.

Motion carried with 110 ayes and 84 nays.

Motion and second from the Board of Directors to change Bylaw Article IV, Suspension of Membership; Section C. Suspension of Membership in Good Standing:

(2) *(for claims initiated by the Board)* The rights and privileges of any person or entity may be suspended by the Board of Directors for misconduct by action of the Board of Directors by a two-thirds vote. Violation of the restrictions, covenants, regulations, or By-laws constitutes misconduct, as well as other acts of omission or commission that are harmful to the health, safety and welfare of other Association members.

(3.) *(for claims initiated by Members)* (3). Any claim of misconduct filed by a member in good standing against a member of the Association must be stated in written form, signed by not less than ten (10) members of the Association who are in good standing (only one signature per membership) and presented to the Board of Directors. Upon receipt of such a claim of misconduct, the Board shall cause the same to be investigated and efforts shall be made to resolve the claim without a Board hearing. If the matter is not resolved by the next regularly scheduled Board meeting, the Board shall then forward by certified mail, or cause to be personally delivered to the person or persons against whom such misconduct claim is made, a notice that a hearing will be held on such claim by the Board at a special meeting called for the purpose at least ten days after such notice is mailed or delivery made personally to the person or persons against whom such misconduct claim is made.

Board comments included: The proposed changes will correct an ambiguity in Bylaw Article IV, Suspension of Membership; Section C which specifies procedural requirements concerning misconduct claims initiated by the Board and those filed by LLPOA Members.

Paragraph 2 specifies procedural requirements for claims of misconduct which are initiated by the Board of Directors.

Paragraph 3 specifies procedural requirements for claims of misconduct which are initiated by other members of the LLPOA.

Ciaramitaro noted this motion corrects a bylaw conflict and clears up ambiguous language.

Motion failed 112 ayes – (138 ayes needed to pass the Bylaw change)

Motion and second from the Board of Directors to change the Bylaws to modify the timing for assumption of duties and responsibilities by new Directors.

Article VI, The Board of Directors; Section I. Undertaking the Duties of Directorship.

All newly elected Directors are considered as official Directors upon the start of the first regularly scheduled Board meeting following the Annual Meeting. All newly elected Directors will be seated at the dais (as Directors) and their presence counted toward establishment of a quorum of nine at the next Board of Directors meeting following the Annual Meeting. Outgoing Directors remain seated and shall continue, whenever possible, with all duties, responsibilities and assignments until the start of the next Board of Directors Meeting following the Annual Meeting.

Article VIII, Association Officer; Section C. Term

The term of all officers shall be for one year from the date elected by the Board. Election of new officers shall be the first item of new business right after Annual Meeting review, at which time the elected officers will assume their duties and responsibilities and oversee the balance of the meeting.

Board comments included the following: According to current Bylaws, all newly elected Directors assume their positions effective at the time of election at the Annual Meeting, with outgoing Directors no longer able to vote (though expected to facilitate a smooth transition to the new Board). This could lead to a situation where the Board loses many or all of its Officers, effective at the Annual Meeting. Even when this scenario does not arise, there is no guarantee of a smooth transition of the Board and critical Committees that Directors must Chair.

Ciaramitaro stated the motion will correct an oversight that could leave the Board without Officers in place until the next scheduled board meeting. This motion will ensure that there will be officers in place to run the Association business. Officers will remain in place until new Officers are elected at the first regularly scheduled Board meeting, following the Annual Meeting.

Motion carried 165 ayes – (138 ayes needed to pass the Bylaw change.)

Halstead reported for the Lake Control Committee. There will not be a Goose Roundup because of the avian flu. Due to lack of availability, there was no fish stocking this Spring but we are still planning to stock this Fall. Because of the light winter without long periods of ice on the lakes, there will be more vegetation and algae this year. He noted items on social media will not be addressed by LLPOA. He suggested that all pictures of problem areas be sent to the office, they will be documented and reviewed.

Halstead reviewed pictures of pollen and blue-green algae on water, vegetation surveys, and the results of the 2022 RLS report.

Ciaramitaro updated the membership on Critical Source Areas (CSA's). The Hillsdale County Road Commission was able to regrade the corner of Baker Rd. and Westdale Dr. to address runoff and drainage issues within their right-of-way. Goovaerts noted the nutrients from the road runoff was reduced at no cost to the Association. The Road Commission also addressed erosion and runoff issues within their right-of-way along Sauk Trail which will reduce sediment loading into the lake. MDOT and the Jackson County Road Commission installed rip rap to address drainage and erosion concerns within their right-of-way along Chicago Road, which will reduce sediment loading into the lake from upstream sources. Subsequent upstream testing showed that Inorganic Nitrogen and Phosphorus were reduced from 2022 to 2023. Ciaramitaro stated that the Road Commission installed rip rap within their right-of-way on Vicary Road to address concerns of erosion along the roadway embankment near to adjacent farm, which will help reduce sediment loading into the lake.

Ciaramitaro reviewed the Best Management Practices (BMP) Brochure and the importance of BMP's in improving water quality and decreasing external nutrient loading.

Sickon reported for Maintenance Committee. The member survey results included swim areas, playground, and maintenance of properties, which were rated high. Issues reported were noise, geese, and lack of garbage cans. Although members would like to see changes in the swim areas, they are permitted with DEQ.

Halstead noted the survey questions regarding lake quality were favorable.

York reported for the Building Control Committee. He noted the consistency and cooperation between the Board and the committee. He thanked Coyle, Ciaramitaro, Halstead, and Colton for their hard work.

**Election of Directors:**

The following slate was voted in uncontested:

Grand View	3 year term	Deb Pelmear
Highland Hills	3 year term	Pierre Goovaerts

The following slate was voted in:

Grand Point	3 year term	Jo Ann Colton and Richard LaRowe; Colton won by a majority vote.
Cherry Park	3 year term	Mike Bannon and Jane Baughey; Bannon won by a majority vote.
Fairway Hills	3 year term	Leah Webb and Dustin Pewsey; Webb won by a majority vote.

The following Directors were elected to 1-year terms, serving in subdivisions in which they do not own property.

Maquago Hills	Lori Coyle
Laguana Park	Cori MacGregor, Richard LaRowe, and Jane Baughey; MacGregor won by a majority vote.
Lakeview	Jane Baughey and Richard LaRowe; Baughey won by a majority vote.
Westdale	Dave Wagner
Plaza	Llonda Putz
Crystal Estates	Richard LaRowe

**Old Business:**

Dam Transfer to Hillsdale County is complete.  
Grand Point Lot 102 has been sold.

**Open Forum :**

Member stated the participation is low for the Annual Meeting.  
Member inquired about the budget line items. Halstead confirmed any money not spent goes back to the general fund.  
Member thanked the Board for their hard work and suggested items to help with the issue of leaves in the lake.  
Member noted he was grateful for the call of the tree that had fallen on his house.  
Member suggested the website password be given out when the dues are paid and the addresses for the boat launches be posted for 911.

Meeting adjourned at 12:32pm

## **New Business**

### **Motions for the Annual Meeting**

#### ***LLPOA Board Commentary for Motions***

The Board recommends the following four separate motions to sell four different blocks of specific LLPOA properties. These properties were evaluated and selected by our Special Real Estate Committee which, if approved will allow us to continue our efforts in making Capital Improvements as determined and approved by the Board while maintaining our dues at the current level for 2025, thereby minimizing use of our reserve funds. Your Board will truly appreciate your support of these motions.

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*Pictures and maps of these lots will be available upon request and will be displayed at the Annual Meeting.*

- 1. Motion and a second from the Board of Directors to allow for the sale of Greenbriar Lots 177, 178, and 179.**
  
- 2. Motion and a second from the Board of Directors to allow for the sale of Lakeview Lots 76 and 77.**
  
- 3. Motion and a second from the Board of Directors to allow for the sale of Crystal Estate Lots 6 through 13.**
  
- 4. Motion and a second from the Board of Directors to allow for the sale of Indian Hills Lots 81 and 90.**

**NOTES:**