



Lake LeAnn Local

Lake LeAnn Property Owners Association • P.O. Box 308 • Somerset Center • MI • 49282
 Phone: 517-688-9704 Fax: 517-688-4245 Web: www.LakeLeAnn.org

LLPOA Office Hours:

Monday 9:00 am – 12:00 pm
 Tuesday 12:00 pm – 6:00 pm
 Friday 10:00 am – 2:00 pm
 Saturday 9:00 am – 12:00 pm

****Closed Holidays****

See pg. 5 for a list of Holidays

ANNUAL MEETING NOTICE

Saturday, June 13, 2009

10 a.m. – 12 noon

****Please arrive early; registration to vote begins at 9:30 a.m.**
 (Registration to conclude at 10:15 a.m.)**

There are many items of importance to the Association Membership that are to be reviewed and will determine the course of action desired by the membership for maintaining an enjoyable lake community.

LOCATION: SOMERSET BEACH CAMPGROUND

Please use the back entrance to the Campground:
 US 12, turn South on Baker Rd., 3/4 mile down on the left.
 We will have a sign at the gate entrance.

Important Notice:

All association dues and fees must be paid in full by noon on Friday, June 12 in order to attend the annual meeting.

IMPORTANT DATES

- May 16th **Township Clean Up Day**
 8 a.m. to 1 p.m.
 Dumpsters available at McCourtie Park. No tires, please.
 Contact the township at 688-9223 for more info.
- May 30th **Boater Safety Class**
 See page 14 for details
- June 6th **LLPOA Garage Sales**
 Please contact the office with your address to be added to our map by June 2. Maps available for pick up on June 5 to have for shoppers. See page 5 for more details.
- June 13th **LLPOA Annual Meeting**
 10 a.m. – 12 p.m.
 Registration begins at 9:30 a.m.
- June 15th **Boats must be in mooring sites**
- June 23rd **Goose Round Up**
 See article on page 3 for more details.
- July 3rd **Township Fireworks at dusk**
- July 4th **Boat Parade at 3 p.m.**
 Decorate your boat and meet at the launches to be in the parade!
Rain Date for Fireworks

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President's Corner

By Lori Coyle, President

Welcome Spring! And welcome all members, new and existing to the LLPOA Annual 2009 Newsletter. We hope you find it both useful and informative. This past year the Board of Directors and the LLPOA staff, Mae and Michelle have all spent many an hour working to make this upcoming 2009 season the best ever.

We have one major change this year to report related to Guest Passes. The initial intention of the Guest Pass was to provide security to the membership. The concept didn't work. Many of you noticed and in fact notified the office of trespassers on the lake ice fishing this past winter. We had guests of guests of a member ice fishing! I don't know about you, but I don't pay my dues so that co-workers of guests of guests of members can take fish from our lake. Further, many of our parks and mooring site areas were filled with parked cars and trucks, causing damage to our properties, costing the association increased maintenance. Similarly, we also experienced a high incidence of refuse left behind on the lake and its surrounding properties. **As a result, we are rescinding Guest Passes and returning to the use of Member passes.** Guests can only use LLPOA property with a member in good standing or with the member's pass. We hope that this resolves the problem, while still allowing for members to have guests on our lake.

As outgoing president, I want to take the time to note each committee's hard work. Most of us take these members for granted and only comment on a committee's work when they see a problem. This is unfortunate as they are all volunteers, sacrificing their busy lives all in the hopes of making our community a better place to live and recreate. I also wish to commend all the previous volunteers before us and those who will come after. My desire this season is to have members recognize these folks for all they do, not just the problems you may experience.

The following is just a brief review of what I believe are the various committees' accomplishments:

Lake Control: This committee is always busy planning, and preparing our lake for both today and the future, whether its fish management & stocking, reviewing & contracting with our lake management company, preparing the buoys for placement, educating themselves on lake management and most important listening to our members. This year before going on the lake, review the Michigan Water Rules with your family and educate any guest(s) you may allow on our lake with your water equipment. This year, thanks to Nick Thomas' diligence in attempting to find new ways to improve the quality of our lake, we begin the aeration project. Kudos to **Nick Thomas** and his committee!

Maintenance: One of this committee's greatest accomplishments is the sea wall projects at both launches. As many of you know, the LLPOA has been losing a considerable amount of property due to erosion. The sea walls are both attractive and functional. The rest of the work performed by this committee sometimes goes unnoticed, whether its lawn care or snow plowing, maintaining our parks, managing the security cameras and gates. Yet, this committee headed by **Mike Leach**, works to improve and maintain the integrity of our properties. So if you see **Lee King**, our Maintenance Man please tell him thanks, as he always goes the "extra mile".

Mooring: This is a special committee chaired by **Scott Pickard** that works closely with the Maintenance Committee. One the main projects started in 2008 and continuing this spring are the new and improved mooring sites. As promised, the monies raised through the mooring site fees are being used to improve access, use, and preservation of the mooring areas, while enhancing the surrounding property.

Rules & Regulations: I know this committee probably doesn't make you all warm and fuzzy, but if we didn't have rules our Association would be a public lake. And we all moved here to avoid the problems associated with a public lake. In an effort to improve the 2009 season, I ask you all to become educated on our Rules and Regulations and inform your guests as well. Following our Rules and Regulations creates not only a safe environment, but a friendly one as well. Please look for a new Membership Guide with our current LLPOA Rules and Regulations online. If you have any questions, please contact **Ross Flick**, chair of this committee.

Building Control Committee: This committee works hard year round. I can't say enough about the folks on this committee, as we are so lucky to have such a dedicated and knowledgeable group of individuals. Thanks to **Rick Lobliner**, Bill Vette, Zack Devine, Ray York, and Jim Spahr.

This year I welcome all of you to attend our Annual Meeting at Somerset Beach Campground. It's a great way to find out everything the Board has worked on and give input on future endeavors of the Association. Due to general member consensus, the Board will only accept comments from individuals at the microphone. Thank you.

REMINDER

Don't forget **ALL BAYS AND CHANNELS ARE NO WAKE**. Just going slow is not enough as even a small wake is a wake and is disruptive to the surrounding land and possibly members in the lake. To ensure you are not making a wake in these areas~LOOK BEHIND YOU!

Goose Round Up

It's almost that time of year again when we gather up our feathered friends and send them away from Lake LeAnn. Our 2009 Goose Roundup is set for Tuesday, June 23rd, weather permitting. Volunteers for the north lake will meet in the center of the north basin at 6:30am and volunteers for the south lake will meet in the center of the south basin at 7:30am. Last year we were short on volunteers and as a result some of the geese were left at the lake, making a mess wherever they went. Please plan on assisting with this important project. We need at least 10 to 12 boats on each lake, north and south. We need two people on each boat, one for driving and one for herding the geese. Additional volunteers are needed on land to get the geese into the water. Please notify the office if you can help. We create a new volunteer list each year. A reception for volunteers will be held at the office following the roundup to help celebrate our success.

Maintenance Committee

The Maintenance Committee: Michael Leach, Chairperson.
Members: Marty Seitz, Jo Ann Colton, Debbie Pelmeear, Theresa Gray, Lee & Pat King, Sue Holliger, Debby Wynn, Scott and Lisa Pickard

I am pleased to announce Rob Hall as the new maintenance assistant. His experience will be put to good use.

The final phase of the seawall project at the north launch will be completed this year and may have begun by the time this newsletter is distributed.

The maintenance committee is committed to improving and maintaining association property. Our staff does an excellent job maintaining the out lots and responding to member concerns. However we have limited sets of eyes and can't see everything, please support our efforts by calling or emailing the office when/if you notice something that needs attention.

NEW SPECIAL COMMITTEE



The Board has established a special committee to evaluate our budget and look for possible reductions in spending. They also are considering alternative methods of funding our needs. All members are invited to submit their ideas to the office.

Volunteers

We have many wonderful volunteers, but are always looking for more. Would you like to be more involved? Do you have a particular area of interest in the Association? Please consider joining one of our many committees and be a part of the team. We are always looking for new ideas or ways to improve what we have. Below are the current committees and their meeting schedule. See if one works for you and consider joining us!

Committee Meeting Schedule

Board of Directors	4 th Wed of month at 7:00 pm
Building Control Comm.	1 st Wed of month at 7:00 pm
Lake Control Comm.	2 nd Mon of month at 7:00 pm
Maintenance Comm.	1 st Thurs of month at 6:30 pm
Mooring Comm.	Immediately following Maint.
Rules and Regulations	4 th Thurs of month at 7:00 pm

Committee meetings are held at the LLPOA office and the Board of Directors meetings are held at the Somerset Township Community Room.

All association meetings are open to any member in good standing who wishes to attend.

Mooring Committee

The Mooring Committee: Scott Pickard, Chairperson.
Members: Mike Leach, Marty Seitz, Jo Ann Colton, Debbie Pelmeear, Theresa Gray, Lee & Pat King, Sue Holliger, Debby Wynn, and Lisa Pickard.

In the past, Section F of our association bylaws as been loosely enforced at best, and some would say disregarded. Here is the text of Section F from the bylaws document.

Section F – Personal Property

All personal property is to be removed from all outlots before November 15 of each year. Items remaining on the outlots after that date will be removed and stored by the Association at the owner's expense.

It is the intent of the Maintenance and Mooring committees to respect the bylaws passed by the membership and enforce this one more diligently. More importantly, leaving platforms in place and/or stern mooring poles in the water is unsafe and may injure someone. Please protect your property and the wellbeing of others and remove all items when you remove your watercraft. On behalf of the staff, the board, and all committee members... Thank You.

Lake Control Committee (LCC)

The Lake Control Committee: Nick Thomas, Chairperson Members: Betty Woods, Charlie Scouten, Joe Howard, Ed Byrum

Fish Stocking

No fish were stocked this spring, but we plan to stock in the fall.



Aeration

On April 8, 2009 the aeration systems were installed and will run continuously until shortly before winter ice forms. Two air compressors are on LLPOA property at the end of LeMott Circle (north lake) and one is on private property near Almon Point (south lake). Air is pumped to diffusers whose location is evident by air bubbles on the surface. The diffusers are placed where the muck was found to be the worst and where they will most benefit the lake. All the equipment in the water is designed to lie on the lake bottom so it should pose no hazard to boats.

The air flow causes the bottom water to rise which increases the oxygen throughout the water column. This allows natural microorganisms to flourish and they in turn "eat" sediment resulting in a reduction in the amount of muck. A northern Michigan lake has been using this system for over four years with an average muck reduction of one foot per year. We also anticipate this process to reduce the algae problem that plagues the north lake in late summer.

Weed Control

We have again contracted with Professional Lake Management, Inc. for chemical treatment of our lake weeds. It is hoped that due to other measures we will not need to spend as much as in the past. In 2008 the cost for chemical treatment was \$77,000.

Weevils

The Lake Control Committee is learning about weevils as a method to control Eurasian Milfoil. The weevils are the size of a sesame seed and are natural to lakes. By adding a large number of them they overcome the milfoil and stop its growth. As the milfoil diminishes so does the weevil population, as their numbers are "regulated" by nature.

Weed Razor

We will soon have available to members this weed cutting tool for their use on their lake weeds. You throw it out, pull it back by its connecting rope and it cuts a four foot wide path. You then must rake the weeds from the surface so that they don't later become muck. There is a required deposit of \$135 which is immediately refunded upon the return of the Weed Razor.

This tool should work well on Lilly pads and was purchased in part in response to members' requests for help with the Lilly pads in their area. We found that while it is legal to chemically treat Lilly pads State regulations are cumbersome to meet and very limiting.

Lake LeAnn Tentative Treatment Dates

Week Of	Type of Treatment	Week Of	Type of Treatment
5/5/09	Water Quality & Survey	7/20/09	Spot Weed & Algae Treatment
5/11/09	Weed & Algae Treatment	8/10/09	Algae Optional
6/8/09	Spot Weed & Algae Treatment	8/31/09	Algae Optional
6/29/09	Spot Weed & Algae Treatment & E.coli	9/7/09	Water Quality & AVAS

Building Control Committee (BCC)

The BCC: Bill Vette, Chairperson; Rick Lobliner, Liaison; Zack Devine. Advisory Committee Members: Jim Spahr and Ray York.

We are currently working on making more information available to our members, such as creating a database for all previously approved projects and putting together a set of guidelines for building. We hope that this will help expedite approvals in the future with less foot-work to do. Currently, to track projects it involves much research and recordkeeping. With the new database we will be able to track changes to properties from one owner to the next which will help eliminate confusion for owners. This should allow us to help provide more information to applicants, such as measurements from previous plot plans or surveys.

Please remember that you do need approval from the BCC for most projects. If you are unsure, look at the checklist or contact the office. To view the Building Project Checklist and Application, go to our website and click on the Building Information link.

For more information, comments or suggestions please email us at LakeLeAnnBCC@frontiernet.net.

New Declaration of Restrictions- Update

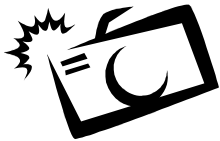
Many of you may be asking "where are the revised Declaration of Restrictions?" It seems that this process has taken more time than any of us originally thought. Your Board of Directors is finalizing a few last minute issues that have come up and truly hope to get the final document to each of you by the end of the summer.

It is important for the success of this endeavor to have a document that represents the best interests of the majority of our membership and also provide clear direction that will serve us well for many years to come. We have tried to do two things: minimize the number of substantive changes, and standardize the deeds as much as possible for all of our subdivisions. Please know your patience is greatly appreciated.

Some of our members have called and approached the board with questions and asking for clarification of what they have heard. Each property owner will receive a package that will include: a letter of explanation, a copy of your current Declaration of Restrictions, a copy of the proposed Amended Declaration of Restrictions and a document showing the major changes that appear in the amended document. It is very important that you take the time to review these documents carefully. Please contact the office with any concerns or questions that you may have.

Be Involved! The office needs you!

The office is working on putting together the picture slideshow for the Annual Meeting, but we need



pictures! We are looking for any pictures of the lake and how you use it. Pictures of fishing, swimming, boat parade, goose round up,

fireworks, skiing, playing at the parks....any and all! You can drop them off at the office or submit them through email at LakeLeAnnBCC@frontiernet.net. All pictures must be received by **June 5th** to be in the slideshow. Now is the time to show what you love about the lake!

Map Your Location

To better assist members in our community, we are offering to provide a map with the locations of the garage sales. Please contact the office with your name and address to have your sale added to the map. Please have the information to us by June 2nd so that maps can be available for pick up by June 5th. You may pick up maps to have available for shoppers at your sale. Remember this sale only happens once a year- don't miss out!



Office Hours - Closed

Please note the following Holidays the Office will be closed:

Memorial Day, May 25th

Labor Day, September 7th

Thanksgiving Break: November 26th, 27th & 28th

Christmas Break: December 21st – January 2nd

We are closed on Saturdays during December and January.

HELP.....

The Office Staff is looking for a volunteer to come in and clean the office once a month. If you would like to help us please contact the office at 517-688-9704 or by email at LakeLeAnn@frontiernet.net. THANK YOU!

ADVERTISING SPACE

Beginning with our next issue, LLPOA is offering advertising space in the newsletters to help offset the cost. The price of a business card size ad will be \$35. All ads must be in black and white, sorry no color. They will be limited to the space available and will be first come first serve. The Board must approve all ads.

Please submit your ad to the office for Board approval.

Lake LeAnn's Ski Slalom Course

By Rick Griffith, Member in Grand Point

For the past few years you may have noticed a strange sight at the west end of the south lake. On many warm summer weekends, when the morning mist has barely blown off the water, you'll probably hear an old Mastercraft ski boat and a hearty bunch of people out there, trying to ski around some little yellow and orange balls.

Slalom Skiing has been around for years and Lake LeAnn has certainly seen its fair share of accomplished skiers. I first got up on one ski behind my dad's old Reinell Tri-Hull with a 50hp Johnson back in the 70's and dreamed one day about throwing spray like the *Pros* on Lake LeAnn.

But at some point, just crossing the wake behind the boat, trying to impress your girlfriend gets boring and the skier is often looking for a greater challenge. That's where the Competition Slalom course comes in. The course at the west end of the south lake has actually been there for over 30 years!

With the Slalom course, the goal is to ski around six staggered buoys with the boat going a precise speed (28-36mph) and with a pre-determined length of rope. Most modern Tournament Ski boats have very accurate speedometers or a form of Cruise Control to maintain a consistent speed. Shortening the rope or increasing the speed of the boat increases the difficulty of getting around all six buoys. I can tell you from a few years experience that it's a lot harder than it looks.

In Golf, you are forever thinking of the perfect game. In Slalom Skiing, you dream about running six buoys. In fact you obsess about it when running errands, mowing the lawn, even doing your taxes. You are constantly checking out the latest skis and boats to see what the latest technology is, anything that can give you an edge in the course.

A drive by any glassy smooth lake in the early morning has you wondering how great it would be to ski on it. On those cold Michigan winter days when the lake is frozen solid two feet thick, you count the days on your calendar until mid April. Old worn out issues of WaterSki magazine get read and re-read, just biding time until the warm weather returns.

Dedicated skiers obsess over it much like golfers because you're competing against yourself yet the physical demands on the body are intense. And it's quite a thrill. Going from buoy to buoy, across the wake of the boat, the skier might accelerate from 25mph to 60mph and then back to 25mph again, all in the span of a few seconds. It's often compared to Formula 1 Racing and for good reason.

The equipment has come a long way too. Today we have Tournament Ski boats putting out 350hp at the prop, outfitted with Cruise Control, floor heaters and even hot water shower systems (to fill those wetsuits on cold Michigan mornings). Slalom skis have evolved from shellac covered wood to Carbon Fiber works of art weighing just a few pounds and costing \$1500 or more. All in the name of helping the skier get around those six orange balls.

And don't forget the entertainment factor as the wipeouts can be amazing. Just like fans who attend auto racing just for the crashes, there are those that anchor their boats near the course just to watch the face plants!

So the next time you want to have some fun, idle out to the course on a warm weekend morning, anchor the boat and enjoy the show! And if you're brave enough to try it, anyone in our group is always willing to give you some tips.

NOTICE: THE LLPOA ASSUMES NO LIABILITY – USE AT OWN RISK

Please note that the ski slalom course is privately owned, but once it is set up it is open to all members. The *normal* hours of operation are weekends from 7 a.m. to 12 p.m. However, the permit granted by the DNR allows for 7 days a week 7 a.m. to 12 p.m. and 5 p.m. to sunset. For more information, contact the office and we can help you get in touch with the owner.

Septic Pumping Reminder

We would like to thank those members who have already brought in their receipts for having their septic pumped. Please remember that all septic tanks must be pumped by 2013 and every five years there after with proof of each pumping submitted to the LLPOA office. We truly appreciate your support in our efforts to help with our water quality.

SHERIFF DEPARTMENT LAKE PATROLS TO DECREASE

As a part of the protection provided to us at Lake LeAnn, the Hillsdale County Sheriff's Department schedules regular patrols of the lake by deputies assigned to this duty. These patrols help assure that those using the lake do so in/on properly registered watercraft and in accordance with the state and county boating and safety laws and responsibilities. These scheduled patrols are provided through the county at no additional expense to LLPOA. Patrols scheduled for Lake LeAnn are random and unannounced and are scheduled at the discretion of the Sheriff's Department.

The Sheriff's Department is, not surprisingly, as affected by today's tough economic times as we all are. Given new financial challenges, one of the areas being reduced in terms of the budgeted dollars at the Sheriff's Department is the patrolling of the county's lakes, including Lake LeAnn. At its January meeting, the LLPOA Board was informed by the Sheriff's Department that there will be a necessary reduction in the regularly scheduled patrols of Lake LeAnn by sheriff deputies over the course of this summer. While we will still be afforded a share of patrols, the frequency and timing are likely to be significantly reduced. Given this, it is very likely that patrols will be reduced on the busiest "lake traffic" weekends of the season – holiday weekends.

In years past at the direction of our members, LLPOA paid for additional lake patrol services throughout the spring and summer months,

providing additional monitoring of lake use. That practice was discontinued a few years back by a vote of the membership. At that time, the membership decided to rely solely on the schedule of regular patrols. Since this schedule is being reduced, the LLPOA Board voted, at its April meeting, to *ask members to consider a restoration of payment for additional patrols to supplement the Sheriff's regular schedule.*

The hourly rate to be charged by the Sheriff's Department for additional patrols is considered reasonable – approximately \$25 per hour – and includes all costs associated with providing the patrols. Because the additional patrols would be funded by LLPOA, the association would be able to select the specific days for those additional patrols. The Board further recommended that the membership consider adding those patrols specifically for holiday weekends, and within the restraints of the LLPOA's current budget.

Therefore, at the upcoming Annual Meeting in June, members will be asked to vote on the following question:

"Should LLPOA reinstate additional lake patrols by the Sheriff's Department at LLPOA expense for major holiday weekends?"

This issue will be presented to the membership for consideration as part of the agenda at the annual meeting. We look forward to the discussion!

FROM THE LAKE....

Hi Everyone,

I am so excited that the good weather is here again and I get to see so many people having fun. I wanted to ask that you help me to stay nice, clean and healthy. Please don't burn anything that might eventually drain into me, or have any bonfires closer than 25 feet from my shoreline, unless it is in a sealed container that can be emptied. In this way I will stay nice and clean and won't receive any more phosphorus or other chemicals caused by burning. Thank you so much, and have a great 2009 Season.

Lake LeAnn



Director and Committee Contact Information

<i>SUBDIVISION</i>	<i>NAME</i>	<i>PHONE</i>	<i>EMAIL*</i>
01-Grand Point	Marty Seitz	517-688-4508	mseitz@lakeleann.org
02-Grand View	Nick Thomas, Lake Control Chair	517-936-3573	nthomas@lakeleann.org
03-Maquago Hills	Scott Pickard	734-847-4719	spickard@lakeleann.org
04-Indian Hills	Bill Wehrwein	517-775-4135	bwehrwein@lakeleann.org
05-Royal Shores	Lori Coyle, President	419-460-7990	lcoyle@lakeleann.org
06-Highland Hills	Rick Lobliner, BCC Liaison	517-688-5379	rlobliner@lakeleann.org
07-Cherry Park	Mike Leach, Maintenance Chair	517-250-0613	mleach@lakeleann.org
08-Greenbriar	Maureen Butrico, Vice President	517-688-5355	mbutrico@lakeleann.org
09-Lakeview	Debbie Pelmear, Treasurer	517-474-0435	dpelmear@lakeleann.org
10-Fairway Hills	Betty Woods	517-688-4483	bwoods@lakeleann.org
11-Westdale	Ross Flick, Rules & Regs Chair	517-688-4695	rflick@lakeleann.org
12-Plaza	Cathy Longo, Secretary	517-688-9883	clongo@lakeleann.org
13-Laguana Park	Marie Milbourne	517-688-4138	mmilbourne@lakeleann.org
14-Crystal Estates	Dave Wagner	586-598-1300	dwagner@lakeleann.org
15-Highland Green	Charlie Scouten	517-688-4980	cscouten@lakeleann.org

*Please include LLPOA in the subject of your emails. Thank you.

Office Email: LakeLeAnn@frontiernet.net

Building Control Committee Email: LakeLeAnnBCC@frontiernet.net

ANNUAL MEETING INFORMATION

*We are pleased to announce that this year's Annual Meeting will be held at the **Somerset Beach Campground**.*

Please note that only **members in good standing** will be allowed to attend the meeting. **No Exceptions.**

****All dues and fees must be paid by noon on Friday before the meeting in order to attend. ****

Again this year your Board of Directors would like to be prepared to address your issues or concerns. Please call the office or your subdivision director prior to the meeting with questions, concerns or issues that you would like addressed at the meeting. The appropriate board member will attempt to address it in their prepared comments at the meeting. Please call no later than the week preceding the meeting.

We will have a microphone system in order for everyone to hear the discussions and information at the meeting. A microphone will also be available for members to use during the meeting when they wish to address the membership and/or board. You will be asked to form a line. As each member's comments are equally important, we ask that as you wish to address the board or membership you use the microphone, state your name, subdivision and number you were given during registration and be as concise as possible. All other members who are in line will have the opportunity to address their issue in as much as time permits. Each member will be allowed to ask one question. If you have further comments please get in line again in order to allow for other members questions, issues or concerns to be heard. We hope this system will allow more participation by a greater number of members. The Board will address questions as they are presented by a member.

Board members will remain after the formal meeting adjourns to address as many members' questions as possible.

LAKE LEANN PROPERTY OWNERS ASSOCIATION

Annual Meeting Tentative Agenda: June 13, 2009

10:00 – 10:02 CALL TO ORDER – Pledge of Allegiance – President Lori Coyle

10:02 – 10:03 ROLL CALL and determination of quorum

10:03 – 10:05 Approval of June 9, 2007 Minutes

10:05 – 10:10 Announcements

10:10 – 11:10 COMMITTEE REPORTS

- **10:10 – 10:30** Executive Committee – President Lori Coyle
 - Deed Restrictions: update – Maureen Butrico
 - Litigation Report
- **10:30 – 10:40** Budget and Finance – Treasurer, Debbie Pelmear
- **10:40 – 10:50** Lake Control – Nick Thomas
- **10:50 – 10:55** Maintenance – Mike Leach
- **10:55 – 11:00** Mooring – Scott Pickard
- **11:00 – 11:05** Building Control – Rick Lobliner
- **11:05 – 11:10** Rules & Regulations – Ross Flick

11:10 – 11:40 ELECTION OF DIRECTORS

The following Director positions are available and will be elected at the 2009 Annual Meeting:

Lakeview -	3 year term	Crystal Estates -	3 year term
Plaza -	3 year term	Highland Hills -	2 year term
Highland Green -	3 year term	Maquago Hills -	1 year term
Westdale -	3 year term		

Nominations will be accepted from the floor. Members must be present to run for a Director’s position.

Duties of a Director: Must attend monthly board meetings on the 4th Wednesday of the month, must serve as an active member on at least one standing committee, i.e. attend monthly meetings, perform tasks and assignments for the committee. Each director must sign a “Fiduciary Agreement” which requires that he/she represent the best interests of the members of the LLPOA and refrain from any vote or actions where he/she can not remain fair and unbiased.

11:40 – 11:45 NEW BUSINESS

- Membership vote on reinstating additional lake patrols by the Sheriff’s Department at LLPOA expense for major holiday weekends

11:45 – 12:00 OPEN FORUM

12:00 ADJOURNMENT

12:00 – 12:30 Board of Directors will be available to answer any additional questions or concerns.

**Please join us for a BBQ following the conclusion of the meeting.
 Your donations from 2008 fully covered the cost associated with this lunch.
 Donations today will fund the BBQ in 2010.**

**Lake LeAnn Property Owners Association Annual Meeting Minutes
Somerset Center Fire Station**

**DRAFT
June 14, 2008****Call to Order** by President Lori Coyle at 10:05am

A moment of silence was called for the men and women serving our country in the armed forces. Pledge of Allegiance was said.

Roll Call: President Lori Coyle, Vice President Maureen Butrico, Secretary Theresa Gray, Treasurer Debbie Pelmeur, Directors Jo Ann Colton, Nick Thomas, Scott Pickard, Bill Wehrwein, Rick Lobliner, Cathy Longo, Zack Devine, Betty Woods, Ross Flick, Juerg Schmid, Marie Milbourne

The audience consisted of 186 registered voters.

Determination of Quorum executed.

Employees: Michelle Gramm, Julie Sinkovitz, Lee King

Theresa Gray Motioned to approve the June 9, 2007 Annual Meeting Minutes as presented. Maureen Butrico Seconded. Motion Carries.

COMMITTEE REPORTS

Executive: Maureen Butrico highlighted the major proposed changes to the declaration of restrictions. The proposed changes concentrate on changing the Association from a Developer focused organization to a membership based organization. Changes will put the membership in charge of the Association. These major changes include: the use of any lot shall comply with the bylaws, rules and regulations of the Lake LeAnn Property Owners Association; no trailer or temporary structure, as defined by the Association's bylaws and rules and regulations (whereas current deeds prohibit all trailers); no dwelling shall be erected in excess of two (2) stories; Building Control Committee has been replaced by "Association" (BCC will be treated as all other standing committees); the owner of each lot shall pay a maintenance assessment to the Association, in an amount to be determined annually by the Association (the membership); the maintenance assessment shall be a charge on the land and shall be a continuing lien upon the lot against which the assessment is made. All subdivision documents (original, sample showing all changes and final document with incorporated changes) will be available at the LLPOA office and on our web site by July 1, 2008. We must obtain approval of 51% of Property Owners in each subdivision. To be counted as a vote we are required to have notarized signatures of all owners of record on the lot. Office staff will be available to notarize member's signatures. Signature pages and Power of Attorney Documents will be provided upon request, for owners who are unable to come into the LLPOA office to sign.

Maureen Butrico clarified for membership that annual assessments are determined by membership vote only and that will continue with the proposed changes in deeds.

The Board voted this past year to require septic pumping and inspection every 5 years.

Michael Halstead/Indian Hills: Why not bring the rule to the membership for a vote?

Board: The Board has the ability to set rules for the betterment of the Lake and the Association.

Robert Halstead/Indian Hills: Who can pump for the island homeowners?

Board: Not sure, but ask around and contact companies.

Rob Londos/Cherry Park: Association should have paperwork to be filled out and signed stating that everything is in good working order.

Peter Stencel/Greenbriar: If you keep your septic maintained it can save you money in the long run.

Consequence of not providing proof of your septic being inspected and pumped every five years puts you at risk for losing becoming a Member Not in Good Standing and losing your lake privileges. The township survey done showed that at least 50% of township residents, responding to the survey, do not have their septic pumped according to recommended standards, and some have never had their septic pumped and inspected. Discussion continued regarding septic pumping for island owners and transporting a port-a-potty, which companies will not do, across open water. Port-a-potties are different due to their having open sewerage and septic companies would be required to transport sewage in sealed containers.

Budget and Finance: All record keeping is in QuickBooks. Any member can come to the office to view the financial statements. Treasurer Debbie Pelmeur recommends using some of our reserve funds to pay for a

new building. We would still have access to those funds if we needed them through an equity loan. We are currently getting less than 2% interest on our money in the bank, so it makes sense to put it towards the building and try to not have a mortgage or at least a small mortgage. Slides were shown of graphs of rent vs. owning and after forty years there is a proposed savings of almost \$500,000.00. Immediate savings would amount to a conservative estimate of \$200.00 per month.

Financial Statements are not audited externally. The cost is too great for our size organization. We pay a Certified Public Accounting firm to prepare our tax return annually. Two signatures are required on each check.

Lake Control: Both lakes have been treated with SONAR. It targets Eurasian Milfoil and Curley Leaf Pondweed. Milfoil slowly returns each year as boat traffic fragments the plant. There is no effective treatment allowed by the DNR to treat eelgrass, so we all need to rake. There will be no other treatments this year except for treating algae as needed.

The lakes have been stocked with 4,000 catfish and 1,150 walleye in 2007. We will stock walleye again this fall.

An aeration handout was available and will be available in the office. Aeration is the process of pumping air to the lake bottom and the rising bubbles circulate the low water to the surface where it is oxygenated by the atmosphere and then mixes throughout the water table. More oxygen in the lake allows for tiny organisms to decompose the organic matter. To use this in LaMott Bay it would cost about \$16,000 plus \$60/month for electric. The committee is also wanting to do some dredging on a small scale, for instance at the north boat ramp. The Board is asking for a one time special assessment of \$17.50 per lot to create a fund for aeration/dredging. This special assessment would be due next year along with the maintenance assessment. Diffusers have to be in at least 4ft of water, so it will not work for all areas. The system was laid out by the distributor, Tri-County and the manufacturer, Vertex.

Maintenance: The Maintenance Committee installed two seawalls this past year. One at the south launch area and one at the north launch area. The goal is to do two seawalls a year, one on each lake. The north gate was struck by lightning and in turn affected the south gate. The new equipment has been installed and both gates are working.

Mooring: Now that we have our permit we will be starting the mooring site seawall at the north lake launch area (NL1) next week. This should take approximately one week. This seawall is from the money that was collected last year. Our next project is at Royal Shores, using this year's fees.

Building Control Committee: No new homes built in 2007 and a 28% decrease in building applications from the previous year.

Community Center: We have had two separate committees work on this project. The previous committee completed a mortgage study, a land study and received bids from contractors. The current committee began in January and reviewed all prior committee's work as well as the information and bids submitted to the Board by Tom Tuttle. The current committee decided to be their own general contractor and use the tax exempt status for purchasing materials. They also met with the Somerset Township to discuss the required steps: stamped blue prints, zoning compliance, soil & erosion permit, and building permit. They received a driveway permit from Hillsdale County Road Commission; this required the driveway off of Waldron Road. The building site was selected based on the size of the lot, the availability to members, the suitability compared to other LLPOA owned lots and the ability to have a driveway. The committee then began to gather bids, both old and new and asked contractors to provide labor only bids. The committee then established a budget based on their findings. The zoning compliance was applied for on March 31, 2008, but was denied until a public hearing could be held on May 13, 2008. The committee met with a bank for actual mortgage costs and spoke with the insurance agent regarding volunteers and liability. The Township decided to not take any action regarding the Conditional Use Permit that was applied for, pending member approval.

The previous committee received a bid of \$149,964 @ 1288sq ft. = \$116.43/sq ft.

Tom Tuttle put a proposal together of \$68,000 @ 1288sq. ft. = \$52.79/sq. ft.

The current committee compromised with both for a total bid of \$125,000 @ 1288sq ft. = \$97.04/sq. ft.

The Board voted to go with the current committee's proposal instead of Tom Tuttle's based on the information presented by a Board member that the building would be complete just enough to move in and the inability of the committee to clarify or confirm bids with some contractors.

The idea of tree harvesting was brought to the attention of the committee and was initially believed to potentially raise up to \$20,000. The committee investigated. They met with the contractor and learned that a total of 26 black walnut trees were to be taken, with 11 located across Waldron Rd. and several marked trees not on LLPOA property. The Board voted unanimously to not proceed with harvesting until further consideration. The logger was not willing to take just a few trees, so the building site was cleared.

Total amount of donations were \$24,850 and those funds were separated from the LLPOA general funds and restricted to the use of a community building/office. The committee is currently looking at additional fundraisers including a golf outing, engraved brick paver paths and is open to suggestions.

Attorney Phil Baither clarified that the deed restriction to the lot says to use as park. So the Board is asking the Association as a whole supports putting a community center at Father Richard Park.

Martin Seitz/Grand Point: Was a perk test done? Can we put a well there? Will the driveway off Cherry Lane be used for hauling material?

Board: Yes there was a perk test done and there is a well there from before. No that driveway will not be used.

Mary Leiblein/Crystal Estates: Some of the trees marked were on my property so thank you for not cutting. In 1983 they asked to have the park closed because of late night parties. We were assured it would stay a green area.

Barb Vozenilek/Indian Hills: Why clear without approval?

Zack Devine: We were under the understanding that we would not have any trouble getting the permits.

Debbie Spicer/Grand View/Township Clerk/Planning Commission: The Township told you to apply for the permit and probably would not have any problem, but later it was brought to their attention that the restrictions said to use as a park. The township cannot search for this information, but if it is brought to them they have to respond. The Planning commission chose to not act until you can prove the deed restrictions would be settled.

Ray Peterson/Cherry Park: We don't need a place to meet and we don't need an office.

Maureen Butrico: We have been talking about having our own office for over eight years. Our office staff is working almost 40 hours a week. It is fiscally responsible to own versus rent. Vandalism within the Association has continued to decline since 1983 and we would watch the property more closely having a community center there. The land study committee looked at all LLPOA owned lots and all currently owned LLPOA property was considered, including the barn area on US 12. Each property was eliminated from consideration for various reasons including: the barn on US 12 would pose a safety hazard for members coming in and out, did not want to use lakefront property and did not want to use property that did not pass perk test. The Township cannot enforce deeds.

Pat Madison/Royal Shores: How do we proceed?

Board: If the membership votes in favor of the project we will work with our attorney, the township attorney and the township to move forward. If membership votes against the project, it dies.

Greg Abbot Motioned to proceed with the community center at Father Richard Park. Martin Seitz Seconded. 70 yeas, 102 nays. Motion Failed.

ELECTION OF DIRECTORS

Nominations were accepted for the Election of Directors. The following slate was voted in uncontested.

Grand Point	Martin Seitz	3 year term
Grand View	Nick Thomas	3 year term
Highland Hills	Rick Lobliner	1 year term, serving in subdivision they do not own
Maquago Hills	Scott Pickard	1 year term, serving in subdivision they do not own
Plaza	Cathy Longo	1 year term, serving in subdivision they do not own
Highland Green	Charles Scouten	1 year term to complete rotation

Candidates for the following subdivisions were given a few minutes to address the membership then asked to leave the room.

Cherry Park – 3 year term	Michael Leach and Cathy Longo.	Michael Leach won by majority vote.
Fairway Hills – 3 year term	Betty Woods and Dan Lasecki.	Betty Woods won by majority vote.
Crystal Estates – 1 year term	Dan Lasecki and Dave Wagner	Dave Wagner won by majority vote.

There is also a vacancy for Lakeview, which was missed on the slate mailed out to the members. The Board entertained the idea of the membership choosing a candidate in which the Board of Directors will vote in at the next regularly scheduled Board meeting. The vacancy will also be posted on our website. Debbie Pelnear and Zack Devine expressed an interest in the position. Zack Devine stepped down.

UNFINISHED BUSINESS

Litigation: We are awaiting our court date with the Court of Appeals, in the Lasecki Suit.

NEW BUSINESS

A Motion and Second from the Board of Directors to revise the Bylaws as presented in the Annual Newsletter. Motion Carries unanimously.

A Motion and Second from the Board of Directors to have a special assessment of \$17.50 per lot to build a fund for dredging/aeration. 68 yeas, 38 nays. Motion Carries.

Members: Questions/concerns regarding voting and why only one vote when own more than one property. Board: One vote per household regardless of how many lots you have. This voting method is what is used throughout our country. As a voter you are entitled to one vote regardless of how much property is owned or how much influence is had. Assessments/dues are assessed per property because there is value associated with each property. Members are assessed per lot regardless of whether or not they married them. That could only change by a change of the plat which would require 100% approval of all owners of that plat.

There has been a request by Mr. and Mrs. Tom Tuttle in regard to the community center: the Tuttle's donated \$20,000 towards the new building and have since requested the return of their money. Ray Peterson Motioned to return the Tuttle's donation in the amount of \$20,000. Member Seconded. Discussion of the donation and funds spent on preparation of a community center. Motion to end discussion. Seconded. Motion Fails. Discussion continues.

Michael Halstead/Indian Hills: Don't think the office should be a dead issue.

Martin Seitz/Grand Point: Want to continue to move forward.

Call for vote on motion to return money. 14 yeas, 65 nays. Motion Fails.

Announced that Goose Round-Up is this Tuesday at 7am for the North Lake and 8am for the South Lake.

OPEN FORUM

Martin Seitz Motioned for the Board to proceed with the investigation of a new office at Father Richard Park and include a line item rationale. Jim Duwve Seconded. 28 yeas and 26 nays. Motion Carries.

Michael Leach/Cherry Park: Thanked the Board and JoAnn Colton for all her hard work as the Maintenance Chair.

Kathy Wagner/Royal Shores: Thanked the members that stayed at the meeting to vote on all the issues and thanked the Board for all their efforts.

Gloria Andrews/Lakeview: Thanked the Board and encouraged members to read the declaration of restrictions and know what you are voting for.

Meeting adjourned at 1:13pm.

Michelle L. Gramm
LLPOA Office Manager

Lake LeAnn PROPERTY OWNERS ASSOCIATION

LLPOA
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Somerset Center, MI 49282

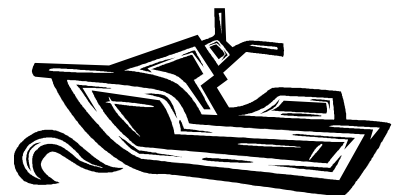
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***** ANNUAL MEETING NOTICE - NEW LOCATION - SEE PAGE 1 *****

BOATER SAFETY CLASS

Saturday, May 30, 2009

The Hillsdale County Sheriff Marine Patrol, for the convenience of the Lake LeAnn residents, will conduct a ***Boater Safety Class on Saturday, May 30, 2009, at the Somerset Beach Campground.*** Anyone 12 years of age and older is welcome to attend. There is no charge for the class. Registration starts at 8:30am and the class runs from 9:00 a.m. to 4 p.m. Advance registration is not available. There is only a 30 minute lunch break; therefore, it is recommended each person bring a sack lunch and beverage. Any one born after 12/31/78 must successfully complete a boater safety class in order to operate a Personal Watercraft.



WATERCRAFT RULE REMINDER

Residents are reminded that Personal Watercraft may only be operated between 8:00 a.m. and one hour before sunset. All boats with an out-of-State Watercraft Registration that are operated for the Summer season on Michigan lakes must be re-registered with the State of Michigan and have Michigan watercraft registration numbers displayed.

SAFETY NOTICE REGARDING BURGLARIES

There have been many reports of break-ins in the Lake LeAnn area from Somerset Township. We would like to remind all residents that whether you are a year-round resident or just visit occasionally that we are a close community. We strongly encourage everyone to keep all vehicles locked, garage doors closed, as well as windows, and keep safety in mind. It is also comforting to know that your neighbors are watching out for you and your home. If any one notices anything out of the ordinary, please contact the township or police department right away.
