



# 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

♪ *Well she got her Daddy's car and she cruised through the hamburger stand now.....*

After several rather blah LLPOA Newsletters, your Board decided to put some pizzazz (FUN) into future issues, but publish only twice per year, so here it goes! In this issue we've inserted 12 deliberate grammatical errors (not spelling errors) and are challenging our members to discover and report them.....

## ANNUAL MEETING NOTICE

**Saturday, June 14, 2014**

**10 a.m. – 12 noon**

*Please arrive early; Registration begins at 9:30 a.m.*

*(Registration to conclude at 10:15 a.m.)*

There are 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.

## COMMITTEE MEETING SCHEDULE

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.

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

## IMPORTANT DATES

May 17<sup>th</sup> **Township Clean Up Day** – see page 2

June 7<sup>th</sup> **LLPOA Garage Sales**

Please contact the office with your address if you would like to be added to the map.

June 14<sup>th</sup> **LLPOA Annual Meeting**

10 a.m. – 12 p.m.

June ?? **Goose Round Up** (between June 15-30)

*Refreshments will be served for volunteers.*

Date TBA: please contact the office to volunteer, even if you have done so in the past. Thank you.

July 4<sup>th</sup> **Boat Parade at 4 p.m.**

Appetizer Potluck TBD

July 4<sup>th</sup> **Township Fireworks at dusk**

July 5<sup>th</sup> **Rain Date for Boat Parade & Fireworks**

November 8<sup>th</sup> **Township Bingo 7pm** – See page 6

### LLPOA Office Hours:

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

**\*\*Closed Holidays\*\***

**LETTER FROM THE PRESIDENT**

Since becoming a director for the LLPOA, I have been selected as a member of the BCC (after being a BCC advisor for seven years) and in January of this year I was appointed to the Somerset Township Planning Commission.

I am proud to serve the LLPOA membership as a director and honored to serve as your president.

The directors serving with me have worked together as volunteers with mutual respect for one another toward improving the LLPOA Community.

This Newsletter has articles from the Committees describing how we are moving forward for the membership.

1. Legal issues have been resolved.
2. Budget and Finance tells how they are resolving the delinquent accounts.
3. Rules and Regulations has addressed septic system pumping.
4. Maintenance had major South Boat Launch improvements.
5. Lake Control investigation of long term fish restocking and the benefits of a North Lake Draw Down.


We are looking at one of our next endeavors to investigate the benefit of proxy voting for our Annual LLPOA Meeting. Proxy voting will give the opportunity to members not able to attend the Annual LLPOA Meeting to vote for items on the agenda.

Your LLPOA Board continues to ask for and welcomes your suggestions on how we can all work together for further improvement.

Having mutual respect for fellow members and their property goes a long way for all of us to have an enjoyable summer at Lake LeAnn.

Your Directors work to serve the membership. Thanks for your support,  
Ray York, LLPOA President

On a personal note: In February of this year my wife, Jeannie had a heart attack and I almost lost her. I want to thank God that she is still with us and for all the outpouring of love given to her. Thank you and God's Blessing - Ray



*....See she forgot all about the library like she told her old man now....*

To accomplish this you'll have to read the entire publication including.....

**OFFICE HOURS**

Effective June 2, 2014, the LLPOA Office will be closed on Mondays. The LLPOA Board office hours of operations study will be completed and a final decision on office hours will be discussed at the August Board Meeting, August 22, 2014. The Board would like you input on this issue.

The Office will be closed on the following Holidays:

- Memorial Day, May 26<sup>th</sup>*
- Independence Day, July 4<sup>th</sup>*
- Labor Day, September 1<sup>st</sup>*

*Thanksgiving Break:  
November 27<sup>th</sup>-29<sup>th</sup>*

*Christmas Break:  
December 22<sup>nd</sup> – January 3<sup>rd</sup>*

We are closed on Saturdays during November, December and January

**TOWNSHIP CLEAN UP DAY  
MAY 17<sup>TH</sup>**

The Township will have dumpsters available at the tennis courts in McCourtie Park from 8 am – 1 pm. This is a great opportunity to clean out the clutter and get rid of some unwanted items.

Items they do not accept:

- tires
- paint (unless it is dried up in the can)
- oil or other flammable liquids.
- TVs, refrigerators

Also, the Lions Club will be doing a fundraiser. They will have trailers available for metal and aluminum. The recycled items will be taken in for money to purchase eye glasses for those in need in the area.

Any questions call the Township at 517-688-9223



...and with the radio blasting, goes cruising just as fast as she can now .....

...The President's Report (y a w n)....

### Goose Bustin'

By 10:00am on June 26, 2013, 17 geese was been successfully extracted from the North Lake and the South Lake Round-up started, when it was reported that 16 geese had isolated themselves in the center of the pond on the South side of Sauk Trail. This problem was resolved by Pat Wynn and his able assistant Gary Gruenberg who sprinkled Grape Kool-Aid powder on the turf on the South side of the pond after which all 16 geese hustled across Sauk Trail and into the South Lake where there were driven by the round-up boat crews to the Baker Rd Park and extracted, caged and shipped by Goose Busters to their new surroundings. The tip that geese find Grape Kool-Aid repulsive came from Nancy Griffith of South Lake fame in an email where she recommended viewing the website:

[http://www.egovlink.com/public\\_documents300/westchester/published\\_documents/Administration/Fact%20Sheets/Goose%20Control%20Techniques.pdf](http://www.egovlink.com/public_documents300/westchester/published_documents/Administration/Fact%20Sheets/Goose%20Control%20Techniques.pdf)

Science wins again! Thanks Nancy and all who participated in the Round-up.

We will have our Goose Nest Destruction and egg retrieval done by Goose Busters this year, sometime in April, with the help of LLPOA Volunteers. Our Goose Roundup will be held in June and again we will need many volunteers to make this successful. Please notify the office 517 688 9704 if you can help with this important project, even if you have helped in the past we create a new list each year. Dates will be determined at a later time.

➤ **Courtesy is the thought**

*Please have Courtesy and Respect for your friends and neighbors and their property, as we are a community and we want to treat each other, as we want to be treated. We all need to talk with each other and work through our differences with one another. Maybe, just maybe, while we are living our lives we just haven't seen ourselves as our neighbor sees us. So please take the time to talk to your neighbors. Have fun and enjoy!*



### FISH STOCKING 2014

Last year, 2750 Catfish and 1468 Walleye were purchased and placed in our lakes.

The Lake Control Committee has developed a 5 year plan for fish purchasing/stocking with this year's purchase to be 4100 Yellow Perch and 6 gallons of Fat Head Minnows divided evenly between both basins. The yellow perch have been widely introduced for sport and commercial fishing purposes and they has also been introduced to establish a forage base for Bass and Walleye. Males mature in two to three years at a smaller size. In the northern waters, females often are larger, grow faster, live longer, and mature in three to four years.

The Lake Control Committee (LCC) and your Board of Directors want and need your input. What are you catching, species, size and what basin-north or south? What species would you like our committee to consider for future stocking? Let us know by calling the Association Office or via email: [Londos@frontiernet.net](mailto:Londos@frontiernet.net)

Lake Control Committee

#### Just a Reminder

No member is allowed to dump weeds on any LLPOA property or in the lake.

For proper lake weed disposal during the summer and fall months, weed pick up arrangements can be made by calling the LLPOA office at (517) 688-9704. Pick up will be the following Monday and Tuesday.

#### MEMBER RESOLUTION FORM (MRF)

The Board has removed the confidentiality requirement of the Member Resolution Forms.

## FIRE & RESCUE - By Marie Milbourne

On Friday, February 21, 2014 I was with LLPOA member, Jeannie York, at a social function. The two of us had exchanged our "how are you today" questions. Jeannie was very perky when she replied, "I am doing well." She stated that she had a headache for the past several days but now was feeling much better. At this small and intimate meeting that morning all was going well and everyone involved was enjoying the gathering. Jan Williams was gracious to play a few tunes for us on a beautiful baby grand piano. The grand finale was the playing of the song; All is Well with My Soul. Jeannie was the first to stand and start clapping for Jan's wonderful performance. With this rise, Jeannie became very hot. She asked permission to leave. I decided that Jeannie should not drive home. So I told her that I would drive her home first if she needed any type of medical help. She replied that she was just hot and would like to go home. On this cold February morning her car window was down most of the way home. Just moments before arriving home, she felt heaviness on her chest with difficulty breathing, and tingling in her arms. Her husband, Ray, ran out as we pulled in and we drove the one mile to our Somerset Center Fire Department where the paramedics assisted her immediately and rushed her to the Allegiance Health emergency room by ambulance. During that fast and furious ride Jeannie almost died. Our home-town paramedics stopped that from happening and kept her alive until she was put in to the hands of staff at Allegiance Health. She underwent surgery and now is alive and well to tell her own story. The point of this article is to say how thankful I am that such a wonderful lady, our neighbor, is still alive and doing well now thanks to our local fire department. Allegiance Health played a big part this particular day but if it wasn't for the Somerset Center Fire Department I don't believe Allegiance would have been involved in the life-saving effort. Please be aware of how quickly a heart attack can happen and seek immediate medical help. All is well with my soul.



*...and she'll have fun, fun, fun 'til her Daddy takes  
the T'bird away.....*

....All the Committee Reports (Oh, misery)....

## BUDGET & FINANCE – Delinquent Accounts

The end of last year, the Budget and Finance Committee developed a plan to address the growing backlog of uncollected delinquent dues. We decided to sent letters to all members with outstanding dues which were over a year old to give them a chance to pay them. This was done in Dec. of 2013. We then sent 44 certified letters which encompassed all members with \$1000 or more in delinquent dues and this was done in Jan. 2014. Since the certified letters were sent, approximately 25% have responded favorably with payments, payment plans, are working off dues, or in the process of setting one of these up. Of those that have not responded, we our going to take legal action in small claims court to get a judgment starting with the largest delinquencies. We will also send out the next round of certified letters to those accounts with \$500-\$1000 in outstanding dues. We will continue to address this issue until all of the outstanding accounts reach their conclusion either through acceptable payment or legal judgments.

## LAKE LEANN LOCAL - NEWSLETTERS

Effective July 1, 2014, the LLPOA will have two newsletters to keep the members informed, a May issue for the annual meeting and a second one in the fall.

## MOORING

The next mooring project will be the installation of a steel seawall at SL4 Maquago Hills II — Outlot B; Sauk Trail. In not-so- technical terms, this area is located across from the pond at Sauk Trail and LeAnn Boulevard. This site facilitates approximately 14 boats. The seawall will be over 300' long with 6', 7' and 8' sections with a 6" cap. It is a wet and soggy area due to the many springs. Therefore, the treatment for this situation will be drain tile buried in pea stone along with a backfill treatment. As with our previous five refurbished mooring areas, this new and improved site will have solid poles with numbers and solar lights to mark each individual mooring site. The estimated cost will be around \$26,000. The mooring committee purposely saved mooring money collected in 2013 and combined that money with the mooring money collected in 2014 to complete the project in one phase. By doing the project in a one year phase as opposed to dividing the work up over a two-year period saved \$600 over the final cost. Shoreline Restorative Services LLC were awarded the job. It is a good possibility that by the time you receive this newsletter the project will be in progress and nearing completion with no interruption for the 2014 mooring season. These projects not only improve areas for mooring but preserve our land and beautify the lake.

Working to improve one mooring area at a time,

Greg Milbourne, Mooring Chair &  
The LLPOA Mooring Committee



....Well the girls can't stand her 'cause she walks, looks and drives like an ace now.....

....The Social Events (Fun, Fun, Fun)....

## MAINTENANCE COMMITTEE

The maintenance committee had a very busy year in 2013. In addition to completing the improvements of the Cherry Park Play area we had major drainage and erosion challenges at our Waldron Road – Grandview mooring site.

If you get the chance visit the South Launch area! The LLPOA is responsible for the road at the boat launches, as these roads are private. Years ago one of the launches on the south lake was closed. This left the remaining launch on the south lake congested, with limited parking. Many of our property owners have been asking for improvements to this area. The original intent was to expand the area to allow for additional parking and ease of access to the launch. However, upon inspection of the road it was badly damaged and required major reconstruction or we was going to be throwing good money after bad, patching year after year. A more permanent fix was desirable and ultimately more cost effective.

Our contractor worked hard to give us something we can all appreciate, and gave us his cost on several of the expanded areas! By completing the project in one phase we were able to save the Association thousands of dollars.

Our maintenance workers also had a very busy year. First they put in many hours at Cherry Park, next with the storms and rain they spent many hours cleaning our parks and mooring sites. This year we started Park inspections to help keep our playground equipment in good working order. Still sometimes things break in between inspections, if you see a piece of playground equipment that is broken please contact the office.

The maintenance committee is in charge of our mowing contracts, snow and ice removal, maintaining our parks, dams, launches and upkeep of our mooring sites!

Several years ago the Property Owners wanted us to update our parks and membership common areas. The maintenance committee continues to serve our membership with this goal in mind!

## SEPTIC TANK PUMPING

We the Board are asking that you advance the American values of fairness and equality by removing the septic tank pumping requirement from the lake rules.

The Hillsdale Health Department has the responsibility for the Septic Tank and drain field requirements and they do not have a hard and fast rule on pumping, as their are too many variables. The Health Department will take action if needed.

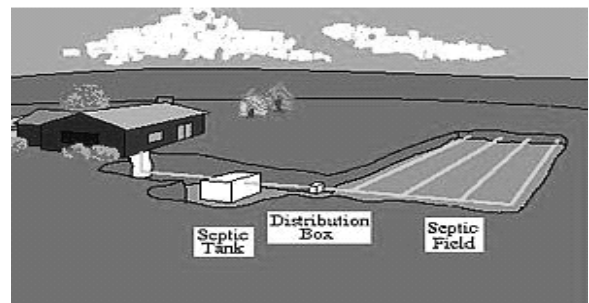
Should we have pumping requirements on our private properties? Should the same requirements be set for a year round home vs. a summer weekend home?

Did you know that the first septic tanks installed in America were made out of redwood? That's why they had a 15 to 20 year life. Concrete tanks could in all probability last 100 years or more. There are no redwood tanks at Lake LeAnn.

Septic tanks rarely fail. However, drain fields do and thats why it is smart and cost effective to have you're tank pumped on a regular basis. Who defines regular? Well the Board believes that each individual homeowner should define their own regular interval.

The Board has a motion to remove the septic tank pumping rule to be voted on at the June 2014 Annual Meeting. This requires a vote by the association membership.

Thank you for your consideration as we move forward. The Board still recommends that you have your tank pumped on a regular basis.



# SOCIAL COMMITTEE 2013 CALENDAR

**Memorial Day weekend. May 23, 24, and 25**  
Come to the park at the North Lake launch area between 11:30 a.m. and 6:00 p.m. and enjoy the food prepared and sold by Smoking Steve's Bar B Que. Enjoy the pulled pork, pulled chicken and ribs. There will be beans, coleslaw and deep fried pies. Of course, water and pop. If this event is a success Steve may prepare food for Independence Day and Labor Day weekends. Come support this vendor.

**June 14** Annual Meeting for the Association. Enjoy grilled hot dogs after the meeting.

**July 4 weekend** boat parade at the South and North lakes. Enjoy the fireworks.

Contact Jan Hoffbauer if you want to join the writing group during the summer. 517-879-0734. Last year was a big success. This is for all ages.

**September Golf Outing.** Last year we had a great outing with 28 players. Call Jan Hoffbauer at 517-879-0734 or Lake LeAnn Golf Course at 517-688-3445 to register and find out the date for this year. Prizes will be awarded.

**October 11. Oktoberfest** with Mike Greco's famous bratwurst and other German food. Mike did a wonderful job last year for this event and we can't wait to have him back again! Please bring a dessert to share. Crafts for children, but not for children only. Bring any starts of flowers you want to share, and take some home with you. Come join the fun.

**December 6** Cookie Exchange at Lake LeAnn Association office. Bring your delicious cookies and take other cookies home. It will be from 2:00 p.m. to 3:30 p.m.

We have several **card groups** and a **Bible study** group in progress. For more information, please contact Jan Hoffbauer at 517-879-0734, Kathy Palazzolo at 517-900-9172 or Nancy Morasco at 517-688-4948.

If you have other ideas or want to help please call us. Let's enjoy the company of those who live here. You are part of the Lake LeAnn Association. Join in the fun!

 ...She makes the Indy 500 look like a Roman Chariot race now.....  
....And all the paid advertisements (Zzzzz)....

## 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 by **May 17<sup>th</sup>** to have your sale added to the map. Maps will be available for pick up on June 2<sup>nd</sup>. You may pick up maps to have available for shoppers at your sale. Remember this sale only happens once a year, so don't miss out!



**It's time for spring cleaning, inside and out!! Please pick up sticks and any other debris left by Old Man Winter. When out walking, please pick up any bits of garbage you see lying around. And if you are out walking your dog, please clean up any mess. Take pride in our association and keep it tidy.**

## INDEPENDENCE DAY BOAT PARADE

This wonderful annual event has become a favorite of our members. We hope you will join in the fun this year. Members decorate their watercraft in any way they choose, some wear costumes, some provide entertainment and music, and all have a great time. Last year we had more participants than ever before. So get ready and join us. See you on **Friday, July 4<sup>th</sup>**. The rain date is Saturday, July 5<sup>th</sup>.

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## TOWNSHIP BINGO

Mark your calendar.....**Saturday, November 8, 2014**  
A rafter of turkeys on board.

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### MEMBERS ONLY

As you notice we have increased parking spots at the South Lake Boat launch. As a Courtesy we are asking that the overnight parking at the South Lake Boat launch be reserved for members only.



**....A lot of guys try to catch her but she leads them on a wild goose chase now.....**

Report all 12 errors in writing, by either US mail or email, to the LLPOA Office by June 1<sup>st</sup>.

### Proposed North Basin Drawdown

The main purpose of a drawdown of the north lake is threefold. It exposes the shoreline to a freeze, which in turn depending on winter freezing temperatures kills the aquatic plants/weeds. It tends to solidify/drying muck compacting it to a lesser extent. It also gives the membership an opportunity to clean there shoreline by hand or to get permits to remove massive amounts of sediment to improve their frontage.

- A 19 page permit application is required from the DNR to lower the lake below the court judgment level set.
- We would need to hire a consultant to help us with the permitting and testing as required by the DNR. .
- Downstream riparian's must be notified of our intent and a staff gauge would be placed at Mirror Lake to observe any change to their water level.
- No one would be allowed on the ice during that winter because of unstable ice conditions that could prevail.
- Signs would have to be placed on all out lots with north basin access.
- Dissolved oxygen and temperature would have to be monitored on a weekly basis. Possibly, sediment readings might also be required to ensure we are not dumping sediment into our downstream neighbors that are Mirror Lake, Grand Lake and the Grand River.
- Aerators would need to be installed in a couple of the deeper areas of the North Basin to maintain oxygen levels to keep our fish healthy and prevent a massive fish kill.
- The DNR may require us to purchase a specified amount of Northern Pike because they feel the drawdown would interrupt their spawn.
- Many members cleaned up their frontage during the 1992 drawdown and even though we had a very mild winter, it still had a major effect on the following year's shoreline weed growth. I also believe if we are permitted to do another draw sometime in the future and if we get information out to our members sooner, more would take action getting permits to do more to remove unwanted sediments/muck and improve the quality of our lake.

Rob Londos



**...and she'll have fun, fun, fun 'til her Daddy takes the T'bird away.....**

Successful reporters' names will be published in the 2014 Fall Newsletter.

### Approved from the 2013 annual meeting

1) Change the order of business in Article 7 Section D Paragraph 1, as follows; we want to move item g to follow item b and 2) to add a paragraph 2 to this same section as stated in the following change. This change will take effect at the 2014 Annual meeting right after approval of the previous meeting minutes.

2) Only at the Annual Meeting or a Special Meeting will the agenda be changed to move the discussion and voting of proposed motions (that require a vote be taken) to the start of the meeting right after Approval of previous meeting minutes. Voting on motions brought to the Annual or special meeting must start to take place in the first 15 minutes of the meeting. In addition no other motions may be made by the Board or other attendees, which were not properly notified, prior to this meeting.

## RULES & REGULATIONS

Since July of 2013 the Rules and Regulations Committee has focused on addressing Member Resolution Forms as presented by the membership both those recently submitted and those that may not have received prompt attention previously.

The committee has also embarked on a process to review current Rules and Regulations to ensure clarity and accuracy, in an effort to make them more efficient thus better serving the membership.

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## ANNUAL MEETING INFORMATION

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

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

**\*All dues and fees must be paid by noon on Friday, June 13<sup>th</sup> in order to attend\***

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### **BREAKING NEWS.....**

#### **April 28, 2014**

One of our Directors crossed paths with Chris Compton of Goose Busters as he and his crew were exiting the south lake. They had destroyed 3 nests and 12 warm eggs and were headed to the north lake.

More news to follow at the Annual Meeting....

**See you there!**

#### **INSIDE THIS NEWSLETTER**

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#### **SPECIAL INTEREST**

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## BCC (Building Control Committee)

The BCC was established in the Deed Restrictions as a committee to approve plans for improvements on LLPOA member's property to ensure compliance with the deed restrictions. We encourage you to contact the LLPOA office for any improvements and obtain a BCC check list. We are working to improve our response time and working with the members to help them with any improvements to their property.

In our effort to keep everyone informed we would like to share the following that may be of interest to you:

### BUILDING CONTROL ADVISOR

The Building Control Committee (BCC) has advisory members serving on the committee in addition to the three voting members that are established in the deed restrictions. The advisory members have a task function capacity supporting the BCC. Advisory members gain knowledge of how the BCC functions and its responsibilities for approving plans within the deed restrictions. Having this experience, an advisory member is considered for replacement of a voting BCC member.

At this time the BCC would like to invite you to be considered for this opportunity to join the BCC as an advisor. You must be a LLPOA member in good standing and be able to attend the BCC meeting the first Wednesday of each month at 7 PM. Anyone interested in this opportunity, please contact a BCC Member or the LLPOA Office personnel.

### Deed Restrictions compliance

The Building Control Committee has the obligation to approve all improvements on properties as stipulated in the deed restrictions of your Subdivision

Communication and awareness are important and we would like to be sure that all members are aware that when a member does not comply with the deed restrictions of their Subdivision the LLPOA Board has the authority to place that member as 'member not in good standing' and this takes away all membership rights of the member. To avoid this from happening, there are many steps taken to work with the member to maintain deed restriction compliance, because once a member is not in good standing, due to non-compliance with deed restrictions, there is also a \$100 fee to help offset administrative and inspection expenses to ensure compliance for the member to be reinstated. We do not want any member to be placed as a member not in good standing due to non-compliance with deed restrictions and we will work hard to help each member's compliance to the deed restrictions.

### BOAT LIFT APPROVAL

Any boat lift that is assessable from a dock needs BCC approval as the potential for encroachment on to any adjacent member's waterfront rights must be considered. No fee for boat lifts.

Communication is the key to our success in helping you with your plans.

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# ~~~~ANNUAL MEETING INSERT~~~~

## ANNUAL MEETING INFORMATION

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

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

**\*All dues and fees must be paid by noon on Friday, June 13<sup>th</sup> 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.

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

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**LAKE LEANN PROPERTY OWNERS ASSOCIATION  
Annual Meeting Tentative Agenda: June 14, 2014**

- I. **CALL TO ORDER** – Pledge of Allegiance – President Ray York
- II. Roll Call and determination of quorum
- III. Announcements
- IV. Approval of June 8, 2013 Minutes
- V. **NEW BUSINESS**
  - A. Motions (See page 3 of this insert)
- VI. **COMMITTEE REPORTS**
  - A. Executive Committee – President Ray York
  - B. Budget and Finance – Debbie Pelmeur / Chet Cromwell
  - C. Lake Control – Lisa Pickard
  - D. Maintenance – Kim Hass
  - E. Mooring – Greg Milbourne
  - F. Building Control – Kim Hass
  - G. Rules & Regulations – Robert Stockton

VI. **ELECTION OF DIRECTORS**

The following Director positions are available and will be elected at the 2013 Annual Meeting:

<b>Grand Point</b>	3 year term	<b>Maquago Hills</b>	2 year term
<b>Grand View</b>	3 year term	<b>Laguana Park</b>	2 year term
<b>Highland Hills</b>	3 year term	<b>Westdale</b>	1 year term
<b>Cherry Park</b>	3 year term	<b>Crystal Estates</b>	1 year term
<b>Fairway Hills</b>	3 year term		

VII. **OLD BUSINESS**

IX. **OPEN FORUM**

X. **ADJOURNMENT**

*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 2013 were used to cover the cost associated with this lunch.  
Donations today will fund the BBQ in 2015.

**NEW BUSINESS - MOTIONS FOR THE ANNUAL MEETING**

**1. This Motion and second on Fees & Fines comes from the membership as a carryover from the 2012 Annual Meeting**

We move to eliminate any LLPOA bylaw, rule or regulation that imposes any type of monetary expense to a member (such as a fee or fine), if the bylaw, rule or regulation was not approved by the LLPOA membership at an annual meeting. As part of this motion we move to approve the following new LLPOA bylaw. "The LLPOA board must have the approval of the LLPOA membership at an annual meeting to enact a bylaw, rule or regulation that imposes any type of monetary expense to a member (such as a fee or fine)"

- *Amendment: not to include annual dues or assessment dollars currently in place.*

**2. Motion and second from the membership to Audit the LLPOA Books every 3 years starting with year 2013.**

The Motion is to have this Bi-Law Article V, Section J, change to read the following; an annual review or compilation of the Association's financial records by a certified public accountant, approved by the Board, shall be completed by May 15 of each year and the findings of said review/compilation shall be presented to the Board of Directors. In addition once every three (3) years (starting for business year 2013) a full audit is required of the Association's financial records by a certified public accountant, approved by the Board, and shall be completed by May 15 of each year and the findings shall be presented to the Board of Directors, and copy made available upon request to any member in good standing.

**3. Motion and second from the Board to rescind the Septic Tank Pumping requirement.**

**Motion:** The Board of Directors moves to rescind the rule requiring septic tanks to be pumped at 5-year intervals effective 2014.

**4. Motion and second from the Board to clarify that newly elected Directors Move** to amend the Bylaws, Article VI, Section I to read, "all newly elected Directors are considered as effective Directors at the time of election at the Annual Meeting. Hence, the newly elected directors will be seated at the dais and their presence counted toward establishment of a quorum of nine at the next Board of Directors meeting. Outgoing Directors remain on the board until the beginning of the next scheduled board meeting and will continue with all assignments and facilitate a smooth transition to the new board."

**5. Motion and second from the Board to sell the Crystal Lake Lot**

**Motion:** The Board is requesting permission from the membership, to offer For Sale the lot that the LLPOA owns on Crystal Lake.

- *Lot is valued between \$25-30,000*
-

# CRYSTAL LAKE PARK

The LLPOA Association has owned a lake front lot on nearby Crystal Lake since April 1973. We want to inform you of this lot. The Board motions to sell this lot.

We are talking about lot 82, located at 11539 Crystal Lake Drive in Crystal Lake Estates. This lake is not an all sports lake, and the lot is located on the N.E Corner of Donegal & Crystal Lake Drive. Currently the lot is Zoned RL-1 and it is a lake front lot designated in the sale to be a Park. We do not use this park. If we tried to use this lot it may start to create bad feelings between the lakes associations.

**Current Annual Costs:**

- Property Taxes (Taxable Value=2,043)	\$91.96
- Road Dues (Equalized Value=11,500)	\$250.00
-Adm. Dues	\$25.00
- Lake weed treatment Donation	<u>\$100.00*</u>
	\$366.96 a year

\* weed elimination fee requested

The reason for selling:

1. Remove a lot from LLPOA assets that is not used
2. Saves money spent yearly for the Crystal Lake lot (\$466.96)
3. Sale adds equity to Lake LeAnn's Reserve Fund



There has only been two vacant lots sold in recent years at Crystal Lake. Once the snow melts we will get an appraisal on this lot and have it ready for the annual meeting.

**LAKE LEANN PROPERTY OWNERS ASSOCIATION**  
**Annual Meeting Minutes**  
**Somerset Beach Campground**

**June 8, 2013**

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**Call to order** by President Brad Bjorling at 10:05 am.

**Roll Call:** Jo Ann Colton/Grand Point, Deb Pelmeur/Grand View, Marty Seitz/Maquago Hills, Marie Milbourne/Indian Hills, Pierre Goovaerts/Highland Hills, Mike Hoffbauer/Cherry Park, Maureen Butrico/Greenbriar, Rick Lobliner/Lakeview, Chet Cromwell/Fairway Hills, Vicki Bohnet/Westdale, Kim Hass/Laguana Park, Jackie Monasmith/Crystal Estates, Brad Bjorling/Highland Green

Absent: Lori Coyle/Royal Shores

The audience consisted of 89 registered voters.

Motion by Rob Londos to approve the June 9, 2012 annual meeting minutes as drafted. Seconded by Mary Brooks and the motion carried.

### **ANNOUNCEMENTS**

President Bjorling reviewed the new voting process for members, asking anyone who left to turn in their voter cards so quorum could be reestablished for voting purposes.

### **COMMITTEE REPORTS**

#### **Executive:**

Secretary Mary Brooks

- Purchased a new laptop
- Introduced an employee evaluation policy
- Revised the board meeting minutes' policy
- Hired a new employee (Brandy Brighton)
- Reviewed employee compensation and made improvements.
- The back conference room is getting a face lift
- Purchased a new scanner to assist with keeping digital records & to support our go green initiative, which will include emailing newsletters and invoices. If you are interested in being a part of the go green initiative please sign up in the back or send the office an email.

#### **Budget and Finance:**

Treasurer Debbie Pelmeur

- 2012 budget, Board approved, with income of \$250,750 and expenses of \$248,550
- We collected \$258,514 and expensed \$225,788; net income of about \$32,000.
- 2103 Board approved balanced budget with income of and expenses of \$252,700 each.
- Income and expenses through April 2013 are \$221,271 and \$105,981, respectively.
- A cash flow graph for the past three years shows that as of January 2013 the Association has obtained its goal of having a six month cash reserve. So the Board decided to pay off the land contract on the office. The Association is now debt free.

#### **Lake Control:**

Chair Maureen Butrico thanked the lake control committee.

- Professional Lake Management continues to do our lake treatment. Graph showing cost per year for lake treatment with an average cost per year of \$68,436. Sonar is being done every 3-5 years at an increased cost with better results and less chemicals.
  - Aerators measurements taken showed that the sediment (muck) which had been 2 to 5 feet was reduced to an average of 1.5 feet. At this time, there is no indication that we should expand the system.
  - Secchi disk is used to evaluate water clarity. Secchi disk readings are being done and tracked on both lakes.
  - Fish stocking of the lakes in this year's budget is \$5,000. Channel catfish were stocked this spring and walleye will be delivered in the fall.
-

- Goose round up will be June 26<sup>th</sup>; meet at the office at 10:00am. Please inform the office if you see geese.
- Lake levels are set by the court; summer level by May 15<sup>th</sup> and winter level by October 15<sup>th</sup>. Butrico reviewed some boater safety rules/laws.

**Maintenance:**

Chair Kim Hass

- This past year the maintenance committee improved the park signs, utilized a parks playground inspection sheet, added a merry-go-round to Cherry Park, eliminated costly lighting at the Boulevard, and installed window wells at the office for safety.
- Future projects include improving park equipment as funds are available as well as replacing and updating split rail fencing.
- Thanked the committee, maintenance staff and previous chair.

**Mooring:**

Chair Greg Milbourne

- This year the committee will be concentrating on new mooring markers, putting lights on in some areas that need them and upkeep of the spots we have.
- Beginning this year, second mooring slips are available to members, once all the slips have been assigned from the lottery.
- The committee also removed the rule that your boat must be in the slip by June 15<sup>th</sup>.

**Building Control:**

Chair Kim Hass

- The Building Control Committee (BCC) Operates independently of the Board of Directors, per the Declaration of Restrictions.
- BCC meet the first Wednesday of the month.
- Please check with the office of the committee when thinking about doing a building project as all construction activity on a property within the LLPOA requires approval by the BCC.
- Please remember that the office staff is there for you to pick up packets and provide information, they have no control of the approval process.

**Rules & Regulations:**

Chair Mike Hoffbauer

- Set a policy and procedure to clarify the voting at the Annual Meeting
- Wrote policies and procedures for:
  - Documenting and tracking member resolution forms
  - Specifying content and form to be used for monthly board meeting minutes.
  - Employee evaluations,
  - Handling township variance hearings
  - Secchi disk readings.
  - Proposed bylaw revision for this meeting to clarify notification of the annual meetings.

**ELECTION OF DIRECTORS**

Nominations were accepted for the election of Directors. Two members submitted their letter of interest to the office and asked that President Bjorling read a letter on their behalf as they are not in attendance. They are requesting consideration for any open subdivision. Those members are Gary Grueneberg of Grand Point and David Johnson of Fairway Hills.

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

Maquago Hills	Marty Seitz, Gary Grueneberg & David Johnson; Marty won by majority vote.
Crystal Estates	Bob Stockton, Gary Grueneberg & David Johnson; Bob won by majority vote.
Laguana Park	Kim Hass, Gary Grueneberg & David Johnson; Kim won by majority vote.

The above Directors will be installed to 1 year terms as they do not own property in the subdivisions they were elected to.

Highland Green Charlie Scouten & Brad Bjorling; Charlie won by majority vote and will serve the two years remaining in the term.

The following slate was voted in uncontested, by members owning property in those subdivisions.

Plaza	Chet Cromwell	2 year term
Indian Hills	Marie Milbourne	3 year term
Royal Shores	Dan York	3 year term
Greenbriar	Ray York	3 year term
Fairway Hills	David Johnson	1 year term

**OLD BUSINESS**

The Lasecki court case is still pending.

**Social Committee:**

Chair Jan Hoffbauer made a few announcements about upcoming activities. Line dancing is on Fridays at 11:00 am at Somerset Township Hall. Prior to the boat parade, members are asked to meet at the launches with appetizers. A golf outing is scheduled for September 21<sup>st</sup>, Oktoberfest is October 5<sup>th</sup>. The committee is looking into a Christmas Market. Any questions, ideas or suggestions please contact Jan.

**NEW BUSINESS**

Motion and second from the Board of Directors to revise the bylaw in Article VII Membership Meetings, Section A. Annual Meeting, to read:

- (2) A notice of the Annual Meeting shall be mailed to each member, no less than thirty (30) days prior to the Annual Meeting, addressed to his or her last known address as recorded with the Association.
- (3) If, for any reason, the Annual Meeting of the members shall not be held on the day hereinbefore designated, for lack of a quorum or otherwise, such meeting may be called and held as a Special Meeting and proceedings may be held thereat as an Annual Meeting, provided; however, that the notice of such meeting shall be the same as required for the Annual Meeting, mailed no less than thirty (30) days prior to the meeting.

Section C. Special Meetings

- (2) A written notice of any Special meeting shall be mailed no less than thirty (30) days to each Association member, addressed to his or her last known address, as recorded with the Association.

**Motion carried** with 79 yeas out of 88 registered voters.

Motion and second from the membership to change to the order of business in Article VII, Section D Paragraph (1), as follows: We want to move item (g) to follow item (b) and add paragraph (2) Only at the Annual Meeting or Special Meeting will the agenda be changed to move the discussion and voting of proposed motions (that require a vote to be taken) to the start of the meeting right after Approval of previous minutes. Voting on motions brought to the Annual or Special Meeting must start to take place in the first 15 minutes of the meeting. In addition, no other motions may be made by the Board or other attendees, which were not properly noticed, prior to this meeting.

President Bjorling stated that the Board opposes this change.

**Motion carried** with 63 yeas out of 89 registered voters.

Motion and second from the membership to have a General Membership vote on the ground covering for our playgrounds to be grass and/or sand, except for apparatus over 5 feet in height, should be 12” deep of sand to meet Safety Guidelines.

Vicki Bohnet stated that the Board of Directors did not support this motion.

The Association received a CD and printed materials with the purchase of new playground equipment in 2012 which informed us of the new Consumer Product Safety Commission Playground Specification Standards (ASTM F1292) and



lists the approved surfacing materials. LLPOA then obtained a legal opinion from our attorney that encouraged us to follow government approved standards to alleviate liability and personal liability of the Directors. The cost of fibar is relatively the same as the cost for sand. Lake Somerset has also begun using wood chips under their newly purchased equipment. After the Board reviewed all the information, they made the decision to place fibar under the Cherry Park playground equipment that was higher than 4 feet in compliance with ASTM F1292 guidelines.

Sue Holliger/Royal Shores: Can use fine sand as long as you have the right depth. For equipment that is 5 feet tall it needs to be 6" of sand and use 12" of sand for anything over 9'.

Kim Hass/Maintenance Chair: The committee did not vote to use fibar. The Attorney General said we do not have to follow the guidelines. Wood chips are susceptible to pests, the chips will burn, and Somerset Township uses sand. We can use sand, it's just not ASTM certified.

Maureen Butrico/Director: The company from which we purchased the park equipment from told us to meet the safety standards. Most schools use wood chips. Sand compacts and becomes hard. If we use sand we go against the current safety standards.

Many comments from the membership of which included: the school systems use mulch, no history of injuries on our equipment, inquiry of the Maintenance Committee perspective, acorns dropping into the surfacing material, maintaining the material, other private associations have sand, kids love to play in the sand, the maintenance committee is in favor of sand, etc.

**Motion carried** with 67 yeas out of 80 registered voters.

**Open Forum:**

Rob Londos/Cherry Park: Stated that we do not need more aerators, as they only move the muck and not disintegrate it; would like to see LLPOA stock small mouth bass and walleye; can treat lily pads if they are a navigational hazard.

Linda Posa/Indian Hills: Several concerns including people urinating on the south island lot, cleaning of the walk way on the south island, rope swing on the island.

Tom Fedewa/Indian Hills: Asked if anyone talked to the County about resurfacing the roads?

Marty Seitz/Director: Encouraged members to contact Don Figiel regarding roads and ask him to contact the County.

Deb Spicer/Somerset Township Clerk: The Township only has \$46,000 in their budget to cover all the roads in the Township. More money is needed for road maintenance.

Jeff Kranz/Indian Hills: Exposed tree roots on the island.

Brad Bjorling/President: Those are not on the LLPOA owned lot.

Lou Posa/Indian Hills: The lake is for everyone to enjoy, but you should not be enjoying it at the expense of others. The trespassing out on the south island is out of control.

Greg Milbourne/Hillsdale County Sheriff Department: Island owners need to have their lots surveyed and staked. Should also put up No Trespassing signs.

Scott Pickard/Indian Hills: Congratulated the new Board; would like to see the Rules & Regulations be simple; hopes the septic pumping rule will be revisited, would like to see it put on the agenda for the next Annual Meeting.

Motion and Second to adjourn the meeting. Motion carried. Annual Meeting adjourned at 12:45 pm.

# NOTICE 2014

PLM Lake and Land Management Corp  
 8865 100th St. SE, Alto, MI 49302  
 (616) 891-1294(o) (616) 891-0371(f)  
 www.plmcorp.net



Lake LeAnn has been tentatively scheduled for the **weeks** of:

Date	Description	Date	Description
4/21/2014	Water Quality (WQ)	7/21/2014	Spot Weed & Algae Treatment & E.coli
5/5/2014	Survey	8/11/2014	Optional Algae Treatment
5/12/2014	Weed & Algae Treatment	8/18/2014	Algae Optional & WQ
6/9/2014	Spot Weed & Algae Treatment	8/25/2014	Algae Optional & Water Quality
6/23/2014	Spot Weed & Algae Treatment	9/22/2014	AVAS Survey

DEQ permitting restrictions, national holidays, and/or weather conditions may influence the timing of treatments throughout the 2014 season. PLM treats each lake according to a schedule or season plan, established with the cooperation of your lake association, lake board or residents on the lake. The treatment schedule is approximate. Please watch your shoreline for the posting of the 8.5x11 inch, yellow or green signs. The signs will indicate the date of the treatment, the products used, and any restrictions on the use of treated water for swimming, watering lawns, etc. The property owners in this area are planning to have the waters chemically treated to control lake weeds and/or algae. This notice is being circulated in accordance with Department of Environmental Quality (DEQ) procedures. Below is a list of herbicides that **may** be applied to the lake and the associated use restrictions. On the day of treatment, signs will be posted along the shoreline within 100 feet of treatment areas that indicate what products were used and specific water use restrictions that apply:

Check all that apply	Chemical product/active ingredient	Chemical trade name	Do Not Use this water for swimming or bathing until	Do Not Use this water for ornamentals or turf irrigation until	Do Not Use this water for domestic purposes or agriculture irrigation until	Do Not Use this water for livestock watering or similar purposes until
X	Glyphosate	Aqua Pro	1 Day(s)	N/A	N/A	N/A
X	Endothall	Aquathol K, Hydrothol 191	1 Day(s)	N/A	14 Day(s)	14 Day(s)
X	Flumioxazin	Clipper	1 Day(s)	3 Day(s)	5 Day(s)	N/A
X	Chelated Copper Herbicide	Komeen Crystal, Nautique	1 Day(s)	N/A	N/A	N/A
X	2,4-D ester	Navigate 2,4-D	1 Day(s)	INDEF or until approved assay indicates a concentration of 100ppb or less for ornamentals; No restriction for established turf	INDEF or until approved assay indicates a concentration of 100ppb or less	INDEF or until approved assay indicates a concentration of 70ppb or less
X	Triclopyr liquid	Renovate 3	1 Day(s)	120 Day(s) or until approved assay indicates 1ppb or less; No restriction for established turf/grasses	120 Day(s) or until assay indicates 1ppb or less. N/A on domestic	See product label
X	Triclopyr/2,4-D amine	Renovate Max G	1 Day(s)	Site-specific recommendation* No restriction for established turf/grasses	120 Day(s) or until assay indicates 1ppb or less triclopyr and 100 ppb or less 2,4-D. N/A on domestic	See product label
X	Triclopyr granular	Renovate OTF	1 Day(s)	Site-specific recommendation* No restriction for established turf/grasses	120 Day(s) or until assay indicates 1ppb or less. N/A on domestic	See product label
X	2,4-D amine	Sculpin G	1 Day(s)	Site-specific recommendation* No restriction for established turf/grasses	N/A on domestic; assay indicates levels under 100ppb at the water intake	See product label
X	Diquat Dibromide	Tribune	1 Day(s)	3 Day(s)	5 Day(s)	1 Day(s)
X	<b>PLM Blue, Cygnet Select:</b> water dye (tracer), <b>Copper Sulfate Alonglife:</b> copper sulfate, <b>Citrine Plus-Ultra, Captain-XTR, Algimycin, Earthtec, SeClear, Formula F-30, K-Tea:</b> chelated copper, <b>Cygnet Plus, PolyAn:</b> Adjuvant, <b>Pak 27, Green Clean L:</b> oxidizer, <b>AquaPrep:</b> enzymes & non-ionic surfactants, <b>Nutrisorb,, M.D. pellets:</b> gram negative, naturally occurring bacteria. <b>PLM Enzyme:</b> enzymes, <b>Phoslock:</b> phosphorus locking technology.					<b>No Restrictions</b> on swimming, bathing, irrigation, domestic purposes or livestock watering.

For a complete listing of all product labels, please see our website.

N/A= Not Applicable INDEF= Indefinite

\*Site-Specific recommendations to limit ornamental irrigation with Renovate & Sculpin granular treated water will typically last 2-14 days. Contact PLM for further information.

The chemicals used for Aquatic Nuisance Control are registered by the U.S. Environmental Protection Agency and the Michigan Department of Agriculture. The potential for damage to fish and other non-target organisms is minimal provided that the product is used as directed on the product label and the permit. To minimize the possible effects on health and the environment, the treated water is restricted for the above purposes.

**PLM Lake & Land Management Corp. Certified Applicators:** Salvatore Adams, Tyler Beatty, Tyler Bengry, Jason Broekstra, David Comeau, Jaimee Conroy, Kevin Dalley, Bill D'Amico, Logan Eggerding, Jeff Fischer, BreAnne Grabill, Dustin Grabill, Steve Hanson, Mitch Hiler, Jake Hunt, Nate Karsten, Jacob Kizer, Justin Krueger, Blake Mallory, James Scherer, Lucas Slagel, Jordan Swift, Jeff Tolan, Andy Tomaszewski, Mathew Warddell

**This is Michigan Law!!!**

