

LAKE LEANN PROPERTY OWNERS ASSOCIATION
Annual Meeting Minutes
Addison High School

June 11, 2022

Call to order: by President Anthony Ciaramitaro at 10:00am.
Pledge of Allegiance.

Roll call: Pam Spence/Maquago Hills, Marie Milbourne/Indian Hills, Tony Ciaramitaro/Royal Shores, Mike Bannon/Cherry Park, Dan Grant /Greenbriar, Lee Plowman/Lakeview, Cristine Austin/Fairway Hills, Dave Wagner /Westdale, Maureen Butrico/Laguana Park, Bob Halstead/Crystal Estates, Kevin Murray/Highland Green.
Absent: Jo Ann Colton/Grand Point, Mike Bostic/Grand View, Pierre Goovaerts/Highland Hills.

The audience consisted of 142 registered voters and there were 198 absentee ballot voters.

Announcements: Ciaramitaro thanked Steve Guerra, Superintendent of Addison Schools for allowing us to use this great facility. Anyone wishing to help maintain the native plantings please sign up at the back table. Goose Round Up has been cancelled due to Avian Flu. Township Fireworks will be July 2nd, not on July 4th as stated in the newsletter. Annual Boat Parade will be July 4th. Meet at the Launches at 4:00pm. The Road Commission has started resurfacing some of our roads. Email list is the best way to receive information about Lake LeAnn and helps us save money.

Grant moved to approve the June 12, 2021 Annual Meeting Minutes as presented. Bannon supported, and the **motion carried.**

New Business

Ciaramitaro noted that inflation is currently at 8% and LLPOA is not insulated from the increases. He noted we must increase our annual dues to catch up with inflation since the last dues increase in 2020. An automatic increase will offset increase with the cost of living without coming back to the membership. Ciaramitaro reviewed the information presented including operating expenses, income and capital improvements. He noted the Pinewood Causeway is being looked at by a civil engineer, Baker Rd Park erosion is increasing, office roof needs repair soon, North Launch asphalt is deteriorating, Waldron Rd Park is in need of drainage, and LLPOA garage roof is also in need of repair. He noted longer-term projects. Ciaramitaro reviewed the current budget, noting the larger costs, and annual income.

Motion and a second from the Board of Directors to increase Annual Dues to \$170.00 per lot in 2023 with increases for 2024 through 2027 based on the Social Security Administration (SSA) Cost of Living Adjustment (COLA).

Members' comments included the costs of private association, the support of this current board, larger dues of other private associations, LLPOA budget and spending concerns, dues increase effecting family budgets, and information presented at board meetings.

Motion failed 134 yeas and 194 nays.

Ciaramitaro noted the Budget and Finance Committee reviewed the income and expenses for mooring. The current mooring fund will be depleted by the end of the year. The mooring fees will need to be increased to cover the current operating costs associated with mooring and provide enough additional funds for site improvements. He reviewed the projects that have been recommended by the Maintenance and Mooring Committees.

Motion and a second from the Board of Directors to increase the mooring fees from \$100.00 to \$150.00 starting in 2023. LLPOA Board will review and present a 2028 proposal at the Annual or Special Membership meeting in 2027. Revenue generated from mooring slip rental will only be used for mooring operating expenses and LLPOA Board approved mooring site improvements.

Members' comments included mooring history, the ability for off-lake members to moor, mooring areas are also outlots, concern over mooring not funded, and LLPOA mooring expenses.

Motion passed with 163 yeas and 148 nays

Ciaramitaro reviewed the proposed motion and the changes. He noted that the board has a different process for suspension of membership.

Motion and a second from the Board of Directors to add to Bylaw Article IV Suspension of Membership, Section C. Suspension of Membership in Good Standing (3).

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

Member comment was noted that the Association should not be responsible for member issues, the police could handle those.

Motion failed 173 yeas – 227 yeas needed to pass the Bylaw change

Ciaramitaro reviewed the current bylaw and the changes from the board. He noted there have been a number of complaints regarding construction equipment.

Motion and second from the Board of Directors to add the following language to the Bylaws, Article XI, Section D. Vehicle Parking:

Proposed: Article XI, Section D. Vehicle Parking.

Parking of motor vehicles in residential districts shall be limited to passenger vehicles, and not more than one (1) commercial vehicle of the light delivery type, not to exceed one ton shall be permitted per dwelling unit. The parking of other types of commercial vehicles **or construction equipment** is prohibited in a residential zone **whether registered or un-registered.**

Exceptions shall be made for commercial vehicles or construction equipment parked at a site which is under construction, renovation, and repair in accordance with the properly issued permits as issued by the Township and LLPOA BCC. The maximum allowable parking period would be five (5) consecutive days in any given 30-day period unless extended by the BCC in writing.

Member comment stated zoning laws are in place.

Motion failed yeas 196 - 227 yeas needed to pass the Bylaw change.

Bannon presented information from scientific studies regarding wake board boat waves that are generated and the destruction they can do to shorelines and lake bottoms. He noted the recommendation for operating these types of boats, which included operating watercraft a distance of 300 feet from shore and not in shallow water. He also noted our current lake manager's recommendation to not have wakeboard boats operate on our lakes.

Motion and a second from the Board of Directors to add to the Rules and Regulations Membership Guide: As of June 11, 2022 Wake or Wakeboard Boats that are specifically designed for wakeboarding or wake-surfing, which use ballast systems or mechanical systems to create a large or shaped waves are prohibited from use on Lake LeAnn, excluding boats already owned and registered with the Lake LeAnn Property Owners Association. No additional Wake or Wakeboard Boats, as described above, shall be allowed on the waters of Lake LeAnn as of June 11, 2022 hereof. Members owning Wake or Wakeboard Boats as of June 11, 2022 shall not be allowed to replace such boat with another Wake or Wakeboard Boat for use on the waters of Lake LeAnn.

Member comments included possible issues with selling LLPOA property with this restriction, the problem with other boat props creating waves, Association trying to dictate boat ownership, pontoons being affected by the wake board boats, and the need for benchmarks for the lakes before banning boats.

Motion failed yeas 144 and nays 174.

Ciaramitaro presented information regarding damage power loading causes to ramps.

Motion and a second from the Board of Directors that the first offense for power loading at boat ramps will be a \$25.00 Fine and a second offense to be loss of sticker for that year or the next.

No comments from Membership.

Motion passed yeas 207 and nays 89.

Motion from Membership Petition to prohibit the use of ice retardation systems during the months of the year beginning December 1st until March 31st effective December 1, 2022 and each consecutive year thereafter. These devices, when in use, create safety hazards that could cause children, pets, wildlife, ice fishermen, ice skaters, snowmobilers, etc. to fall through the ice. Due to the safety hazards associated with use of these devices, there should be no Grandfathering in of devices used during the 2021-2022 calendar year.

Member comments included the safety issue with open water, de-icers should not be used instead of removing docks, and the thin ice expands to neighbors' lakefronts.

Motion passed 270 yeas and 35 nays.

Motion and a second from the Board of Directors to add to the Building Guidelines Shed Requirements: A shed cannot exceed sixteen (16) feet from the foundation to the peak of the roof.

No comments from Membership.

Motion passed 179 yeas and 102 nays.

Motion and second from the Board of Directors that failure to obtain an approved application for a BCC building permit before a building project is started will result in double the permit fee.

No comments from Membership.

Motion passed 149 yeas and 134 nays.

Executive Committee Report is in the Newsletter. Ciaramitaro thanked Mike Bannon, Jo Ann Colton, and Pam Spence for the work they have put in this year and the great teamwork.

Budget and Finance report is in the Newsletter. Ciaramitaro thanked Chet Cromwell, Jo Ann Colton, Bob Halstead, Maureen Butrico, Mike Bostic and Michelle Deck. He announced that Chet Cromwell will be retiring after more than nine years on this committee, which he served as the chair. He and Michelle brought delinquency amounts down an incredible amount.

The Lake Control Committee and Water Quality Sub Committee work tirelessly on the Lake Improvement Plan we put in place. Ciaramitaro thanked Bob Halstead, Chairman, Pierre Goovaerts, and former member Mike Bannon for their time, effort and passion for this job. Ciaramitaro thanked Dave Wagner for Chairing the Security Sub Committee and increasing the security at the launches with the help of member Lee Plowman.

Ciaramitaro informed members of the Multi-Faceted Plan of additional steps to improve water quality:

1. Hillsdale County Conservation District has been contracted to conduct upstream testing at multiple locations of four of the Critical Source Area (CSA) drains that feed into our lake. Multiple property owners are cooperating by allowing us access to do these tests.
2. The Hillsdale County Drain Commissioner has agreed to modify one of the critical source drains and regrade the ditch area in their right-of-way to create a small retention area, for sediment to settle-out below the drain before it enters the lake.
3. We are also evaluating adding a pond aerator in one or more of the off-lake ponds on private property that feed into our lake upstream of two of our CSAs, which may help with stagnation issues and improve the quality of the water going into our lake.
4. We are drafting plans to submit to EGLE for additional coir logs with some embedded plantings at CSA 2a (Sauk Trail), downstream of the inlet drainpipe. The coir logs, if approved by EGLE will help protect the new plantings from strong inlet flows after rain and allow them to root.
5. We have other shoreline protection projects, which include either coir log shoreline protection or riprap shoreline protection to help control shoreline erosion. Due to the expense involved, we may require additional time to complete.
6. Banning Wake Board Boats was presented as a possibility but voted down by membership.
7. The Board has recently approved a new Rule that prohibits any new firepits from being closer than 20 feet from the Lake and requires that all firepits be self-contained.
8. The Board has recently approved a new Rule prohibiting directly discharging any washing machine wastewater or greywater into the lake.
9. Fertilizer continues to contribute to the nutrient loading and we are attempting to increase member awareness in order to mitigate this problem. We continue to promote "Love Our Lakes – Skip the Fertilizer".

Halstead, LCC Chair, presented a report on the first year of LFA project. Categories and measurements on North Lake and South Lake were reviewed. Issues being looked into include: correct tools were not used to measure blue-green algae and upstream testing to find source of nitrogen. Blue-green algae is on a decline on both lakes and soft mucky areas are being reduced. Halstead reports the indicators are heading in the right direction and we will be getting data sooner in the upcoming year.

Fish were stocked in both lakes this year, after two years of no stocking due to covid and fish availability. Perch and channel catfish were put in this spring and walleye is scheduled for fall.

Rules and Regulation report is in the Newsletter. Ciaramitaro thanked Dan Grant and his committee members for a great job. He noted that Dan also served as Election Supervisor and Chair of the Special Real Estate Committee.

Building Control Committee report is in the Newsletter. Ciaramitaro thanked Bill Vette, Ray York and Dave Clark and former BCC Liaison Mike Bostic. He announced the Liaison position will need to be filled at the next board meeting.

Election of Directors:

The following slate was voted in uncontested:

Indian Hills	3 year term	Bob Halstead
Royal Shore	3 year term	Tony Ciaramitaro
Greenbriar	3 year term	Maureen Butrico

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

Maquago Hills	Cori MacGregor
Laquana Park	Tim Sickon
Lakeview	Rick Kidd
Westdale	Dave Wagner
Crystal Estates	Ray York

Ciaramitaro noted that Grand View and Plaza are open positions and will be filled at the June Board Meeting.

Old Business

Dam Transfer to Hillsdale County is still in progress. We are waiting for the revised Exhibits for the Quit Claim Deed. Our attorney and the County's attorney are working on these documents. The Board will need to review and approve the documents and then the County Board of Commissions will need to approve them. Michelle Deck has been extremely helpful in this process and Mike Bannon has agreed to review all documents.

Grand Point Lot 102 is still for sale. The listing agreement expired as of June 1st. The new board will need to decide on what steps will be taken moving forward.

Open Forum

No comments from Membership.

Meeting adjourned at 12:21pm.

Julie Sinkovitz, LLPOA Executive Assistant

Pam Spence, LLPOA Secretary