



Lee Lake Association

Association Meeting Minutes

September 16, 2024

1. The meeting was called to order by Tom Parker at 6:34 p.m. 17 persons were in attendance per sign-in sheet signatures filed with the minutes. Pledge of Allegiance was performed.
2. Quick Items
 - a. Thank You's
 - i. Water Testing: Richard and Kathy Doud for collecting water samples and delivering them to the Calhoun County Health Department.
 - ii. Block Party: The Events Committee, chaired by Theresa Humphreys-Oswalt, did an outstanding job in coordinating this activity. The team consisted of Kathy and Mike Kile, Kathy Doud, Cindy Parker, Carol Brooks, Ozzie Oswalt and Pat and Jim Mikolajczyk for the use of their property and pole barn.
3. Association Business:
 - a. Secretary's Report: Tom thanked Pat for her role as secretary and provided her with an LLA mug. Within the 8-19-24 Association minutes, there was a question of whether the passage of a Special Assessment District would eliminate a property owner's right to refuse weed management spraying. This will be researched by the Board. Larry Vitale made a motion to approve the 8-19-24 minutes with the addition of researching a SAD. Seconded by Kathy Kile. Motion carried.
 - b. Treasurer's Report: As of August 31st, the balance of the operating account was \$3240.35. 2 property owners paid dues at the Block Party, 4 tumblers were sold and thank you to Kathy Kile for donating \$170 from the 50/50 raffle. The income of \$348 and block party expenses of \$394 will be reflected in the September Treasurer's report. An ending balance of \$3,193.52 will be reported for September if there are no further income or expenses. The Lake Quality Fund did not have any income or expenses for August. An expense of \$750 is pending for the AVAS survey and the phragmites spraying occurring on September 17th. Theresa Humphreys-Oswalt made a motion to accept the treasurer's report. Seconded by Richard Doud. Motion carried.
 - c. Committee Reports:
 - i. Welcome Committee: Peggy Burkey reported a LLA Directory was provided to Jim Olds but not a basket as he is not living on his property at _____ Lakeside Drive. She has contacted Bobby Rice who now lives at 9211 I. Drive South but has not yet heard from him to deliver his basket. She reported she has multiple items for the baskets and will alert the Association when additions are needed.
 - ii. LLA Representative to Newton Township: Diane Inman reported the Township has purchased new flag poles/flags and received from Firekeepers, \$25,000 towards the purchase of a "jaws of life" for the fire department.



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4. Old Business:

- a. Boater Safety Class: Kathy Doud reported eight persons had shown interest in a boater safety class. At least ten persons are needed to hold the class. Kathy will coordinate the class provided by the Coast Guard Auxiliary. Tentatively, the class will be scheduled in May of 2025.
- b. Water Testing: Richard Doud reported water samples from nine sites were tested. When E. coli is found, the colony counts need to be less than 130. Of the nine samples, only three contained E. coli and all were below 130 colonies. Sites tested were: Clark Road where two ditches drain into the lake, the corner of J. Drive South and LauraLee, south and north of the public access, lily pads on Lakeside and the water inlet on the west side of the lake. The source of E. coli is feces from various animals and wildlife. Testing will continue next year. A question was asked if a drainage ditch or inlet could be filtered to decrease lake contamination. Action: Richard Doud will research and report back in the spring.
- c. Lake Treatment Program: Phragmites spraying will occur on September 17th. The public access is to be included in the spraying. Signs will be posted to refrain from water use for 24 hours wherever weeds were sprayed. Treatment of the inlet on LauraLee is in question as one property owner Packer signed a permit and the other owner White did not.

An AVAS survey was conducted by PLM in early September. A detailed report is pending. An increase in milfoil was noted in the channels by I Drive.

One year ago, the spraying of lily pads by individual property owners was presented to PLM. Unfortunately, lily pad spraying requires an aquatic permit and the permit obtained by LLA for phragmites is for invasive species. Therefore, the property owners were unable to contract with PLM as there was inadequate time to obtain an aquatic permit from EGLE. In addition, the time for spraying lily pads is in August and September and it takes approximately four weeks to receive a permit.

5. New Business:

- a. Bylaws Amendment Stipulating Board Members, Officers, Committee Chairs and Road Reps are to be Association Members: A fifteen-day notice to members is required before an amendment to the Bylaws may be introduced for a vote. This agenda item will be included in the May 2025 Association meeting.
- b. Board Elections:
 - i. Vice President: Kathy Doud and Peggy Burkey volunteered to run for this office. Voting occurred by raising of hands and counted by both the President and the Secretary. Kathy received the majority vote. Diane made a motion to accept the vote; Theresa Humphreys-Oswalt seconded the motion. Motion carried.
 - ii. Secretary: Shawn Ethridge ran unopposed for the secretarial position. Tia Hirakis made a motion to accept the unanimous vote; Kathy Kile seconded. Motion carried.



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6. Additional Comments/Questions:
 - a. Pat Pejakovich reported Eric Dittmer on Lakeside Drive passed away in August. Kathy Kile suggested and then offered to send sympathy cards to the families who lose a loved one.
 - b. The Board was recognized as being progressive and consistently providing information to the Association.
 - c. Chris Gallagher asked if there was any feedback from the Sheriff's Department divers following their dive practice. Nothing was reported.
 - d. Lake Access Confirmation by Property Owners: Information regarding this issue was provided by the Michigan Lakes and Streams Association. Michigan passed a law requiring property owners with lake access, needed to submit confirmation of such access as an attachment to their property deed by 8-31-2024. (To be filed within their County of residence.) Cliff Bloom, an attorney associated with MLSA, provided a template of the type of information to be included in the confirmation process. He encouraged the use of an attorney. Pat Pejakovich stated she saved the template and would be glad to share it with anyone needing a copy.
7. Adjournment: Mark Walter made a motion to adjourn the meeting; Tia Hirakis seconded. Motion carried. The meeting was adjourned at 7:52 p.m.