

Lake Somerset Property Owners' Association

March Monthly Meeting Minutes

March 12th, 2026

Pledge of Allegiance: Dale Cousino led the Pledge of Allegiance.

Call to Order: President Dale Cousino called the meeting to order at 7:00 PM.

Board Members Present:

- President – Dale Cousino
- Vice President – Cher-ray Bellingar
- Secretary – Nathan Taylor
- Security – Jeff Bennett
- Water Quality – Don Tappan
- Roads – Jason Sumner
- Parks – Terry Taylor
- Building Control – Rick Meyer

Board Members Absent:

- Treasurer – Scott Faulkner

Approval of Previous Minutes:

A motion was made by Scott and seconded by Terry to approve the minutes from the previous meeting. The motion carried with two opposition votes from Jeff and Don.

Officer Reports:

- **President – Dale Cousino:** Dale spoke about The Irish Hills Lake & Home Tour, scheduled for June 20, is designed to showcase the lake to potential homebuyers and will include boat tours accommodating about 12 people at a time.

A motion was made by Terry and seconded by Rick to approve use of the park. The motion carried with one opposition vote from Jeff.

- **Vice President – Cher-ray Bellingar:** Cher-ray stated that Michelle had stepped down from community council. She will be replaced by Mike Miller.
- **Treasurer – Scott Faulkner:** The 2026 budget was not finalized. Additional updates from Scott are pending, and the matter has been postponed to the next meeting.

An external accountant presented the financial report. The association's total assets were approximately \$388,000, net assets approximately \$335,000, revenue approximately \$271,000, and expenses approximately \$241,000, resulting in an approximate surplus of \$29,000. The report was a compilation, not a full audit.

- **Security – Jeff Bennett:** No issues
- **Building Control – Rick Meyer:** The board reviewed fence rule language and identified several areas that were confusing or inconsistently enforced. Building Control will draft updated language to simplify and clarify the rules and present the draft to the board before the next meeting.

The board discussed the need to align written rules with current practice and with applicable township or county regulations. Ongoing work with legal counsel to update governing documents was noted.

The board discussed concerns regarding a home that was approved as stick-built construction but appeared to be built with pole construction. The board noted the need to clarify definitions and acceptable materials in the governing documents.

- **Parks – Terry Taylor:** Terry reported two mowing bids were received. After discussion of the bids and service history, the board approved continuing with Scott for park maintenance.

Plans were discussed to sandblast and repaint playground equipment and to obtain bids for dock installation and removal.

- **Roads – Jason Sumner:** Contact was made with the county road commissioner, and a meeting was scheduled to discuss road conditions and funding options. Asphalt companies were also contacted, but scheduling delays were noted due to seasonal demand.
- **Water Quality – Don Tappan:** The board discussed a request from Lake LeAnn regarding renting the lake's weed harvester and the possibility of starting a harvesting program. Members noted that the harvester is used frequently during the season, there is no extra availability, and transport requires a large trailer and permits. No action was taken.

Old Business:

Boat Length Policy

The discussion focused on ongoing issues with boat length regulations on the lake, particularly the fact that many boats already slightly exceed the current 20-foot limit (typically ranging from 20'3" to 20'7"), combined with years of inconsistent enforcement. Some boat owners had previously been approved while others were denied, and inaccuracies in boat registration records have further complicated enforcement. Key concerns raised included the need for fairness and consistency, avoiding repeated annual disputes, and minimizing legal risk associated with

removing boats that had already been approved. A proposal was put forward to change the rule to “under 21 feet,” using the boat’s registered length as the standard and including clear “no exceptions” language to prevent ambiguity. An alternative approach discussed was keeping the 20-foot limit but allowing case-by-case appeals. Tension remains among residents, particularly regarding the impact of wake and surf boats on the lake and the perception that the rule change could lead to allowing larger boats overall.

A petition was submitted with a claimed sufficient number of signatures; however, several issues were identified, including signatures not being attached directly to the petition text and the presence of copies rather than original documents. In response, the board stated it will verify the legality and proper formatting of the petition and conduct a thorough review before taking any further action.

New Business:

Access road

The proposed emergency access road is being considered in connection with a nearby development, including a planned truck stop. Concerns were raised about the potential for increased traffic and the loss of association control over certain roads if the project moves forward. No decision has been made at this time, and the matter is currently under legal review.

Audience Participation:

Community events are actively being planned, with several upcoming activities including a golf outing, wine tasting, and a garage sale. There is strong participation from residents, and planning efforts are well underway to support a full calendar of events.

The meeting was adjourned at 9:20pm.

Respectfully Submitted, Nathan Taylor, Secretary Lake Somerset Property Owners Association
Board of Directors