

Leela Han

To: Pam@LSPOA

Subject: August 2020 LSPOA minutes

LAKE SOMERSET PROPERTY OWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING MINUTES

Date: August 13, 2020

Pledge of Allegiance: Jodi Dalhberg

Call to Order:

Jodi Dalhberg called the meeting to order at 7:00 pm.

Board Members Present:

President – Jodi Dahlberg

Vice President - Linda Walker

Secretary – Leela Han (via Zoom)

Security - Jeff Bennett (via Zoom)

Water Quality - Don Tappan (via Zoom)

Parks - Terry Taylor

Roads - Eric Mozer

Board Members Absent:

Treasurer – Michael Dear

Building Control - Kelly Langley

Drain Commission Present:

Matt Word, Hillsdale Drain Commissioner

Richard Graham, Spicer Group Engineer

Brief overview on Fall 2019 inspections and recommendations

Richard Graham presents

- The County Drain Commission did a routine inspection as required by the State of Michigan in the fall of 2019. As part of the inspection, Spicer Group reviewed records of previous inspections to see if there were any issues and if those issues were getting worse. As part of this year's inspection, two issues were found that are going to need maintenance in the near future – neither is an emergency, but it would be less costly to do so now before they become a major issue.

- The first area of concern is the central dam, the primary control dam, on the embankment along the house on Brookhurst at the end of the cul de sac. They have been monitoring the situation for 10 years, and there is a good amount of erosion and seepage (ground water). Reasons for a maintenance plan include (1) it is close to the house, (2) to stabilize the slope for the integrity of the dam itself, and (3) to control the ground water seepage and route it to a place so it does not cause further erosion.
- Two possible solutions for the embankment would be to bring in clay soil to remediate the slope and to create a toe drain at the bottom (perforated drain with a sock over it). The other would be to use sheet piling, but the equipment used to put in sheet piling creates vibrations. Remediating the slope would be better aesthetically and cost less.
- The other area of concern is the outlet in the channel just west of the main dam. There is a 54" pipe that goes under the road and outlets to a creek. The velocity of the water coming out of the pipe has eroded the channel on the downstream end as well as under the pipe itself. The pipe is still stable, but the concern is that the pipe itself will begin to break off. The result would be a much more costly repair. Mr. Graham suggested riprock (large rocks) be brought in to control the erosion.
- Spicer Group would need to do more work to come up with accurate quotes for the cost. A rough estimate for the embankment would be \$50,000-\$100,000. The rock for the drain would be less. The approximate cost per landowner would be roughly \$100-\$300 per home.
- Mr. Word said they were interested in finding out if these maintenance projects would be something that was supported by the residents of the lake and the Board. Any maintenance costs that are accrued is specially assessed back to the landowners as part of the lake district that was put in place when the lake was established.
- The drain commission has the ability to assess \$10,000 per year. They would need a special resolution to be passed by the County Commissioners to exceed the \$10,000 limit. The Drain Commission would then contract with engineers to come up with a resolution.
- Linda Walker made a motion to ask the county to proceed with fixing the dam. Motion passed unanimously.
- Question: Did you operate the valve this time? Answer: There is a central control structure. There are three concrete boxes--on the east side, west side and central. The central one has a valve on it. About 20 feet down,

there is a 24 inch pipe that extends out into the lake about 30 feet and that is used when we have to drain out lake if/when we have to do emergency work (e.g. dewater the structure to repair, etc). When we tried to operate the valve last, it pushed the top of the concrete up and it was repaired at that time. Since then we have not operated it with the concern that it would cause malfunction and we cannot get it closed. But at some point, we have to go back and make sure it works. And if it functions properly, we will have to exercise the valve at least twice a year to ensure that the valve is functioning. January (suggested by one of the audience members) might be a good time to exercise that.

- Question: How far down is that valve? Answer: About 20 feet.

Officers Reports:

- **Secretary – Leela Han**

- Presented July 9, 2020, minutes. On a motion by Linda Walker and seconded by Jeff Bennett and Terry Taylor, the minutes were approved.
- LSPOA Gazette satisfaction survey results: (detailed figures in the report)
Out of the 727 LSPOA members, about 160 members responded. The survey was answered mostly by those who are over 55 and they make up about 75% of the respondents. Close to 80% of the respondents were satisfied or very satisfied with the gazette. Over 75% respondents described the gazette as useful, informative, and practical. Favorite contents in the gazette include lake information favored by about 94% of respondents, and lake events by 81%, then lake rules by 69%. About 70% of respondents said they rely on the gazette to obtain the information about the lake rules and updates. When asked if respondents support the businesses that have ads on the gazette, about 35% said often, about 25.5% said very often. That is 60% combined, and it can mean that we can show this number to businesses to place ads in our gazette, and at the same time, we can increase the fees which in turn will increase our revenue. The verbiage to send out to businesses will be created and sent to Pam along with the statistics. Members want more contents on overall lake information that includes water quality, projects, history, rules, events, fishing and boating, etc. Members also want some pictures from lake life and events and letters from board members which I think we have been doing. The report will be published on the website.

- **President – Jodi Dahlberg**

- Dredging: New dredging schedule has been sent out. Two dredgers will be working full time and plan to complete it by the end of October. Residents should be taking caution on the bumps where the dredging pipes are as residents are getting reckless while driving over them.

- **Vice President – Linda Walker**

- There are three (3) board positions that will be available. Anyone who is interested in is encouraged to apply for a position.
- Main park building committee: The goal of the committee is to come up with the plan, cost and to present it to the membership and determine how to implement them. Volunteers for the committee are:

- Kelly Langley, Building Committee Chairman
- Steve Brennan
- Jayme Bicknell
- Brent Bellanger
- Jim Weber
- Annalisa Brigham
- Dale Hinkelman
- Don Koveleski
- Pam Mcandrews
- Gina (Regina) Gray
- Larry Wright
- Rita Talamonti

- **Treasurer-Jodi Dahlberg on behalf of Michael Dear**

- Detailed figures in the financial report.
- Dredging account: \$0.16. We used mostly cash for the dredging project so far. We only had to borrow 200K with everyone's prepaying. If membership can prepay, it will lessen the interest we have to pay.
- Total fixed assets are at \$472,399 and equity is at \$472,399, which balance out.
- Most dues are being paid on time. Only four (4) accounts are past due currently.

- Motioned by Linda Walker, seconded by Leela Han. The financials were unanimously approved.

- **Security-Jeff Bennett**

- No new report

- **Building Control-Jodi Dahlberg presents on behalf of Kelly Langley**

- Approved 1 shed and 1 deck.

- **Parks-Terry Taylor**

- Everything in July meeting minutes are in progress.
- One of the goals for the parks: The main park to have the carousel and spring toys sand blasted and repainted. Hoping to start it this year.

- **Roads-Eric Mozer**

- Meeting with Tim Shaw (new supervisor) during the week of the 13th of July regarding paving roads. The result of the meeting will be reported.

- **Water Quality-Don Tappan**

- Algae level in the lake decreased after heavy treatment.
- Treatment involved copper sulfate. Asked if this would not build up and cause issues in the long run.
- Dredger is picking up lots of weeds.
- Harvester's conveyor belt needs repair. Looking for volunteers who can work on the repair.
- Planning herbicide treatment August 17th. Will be notified via email blast before the weekend.

Old Business:

Jodi Dahlberg: Savin and the State to put a weir in at inlet 1 to catch the sediment coming down from the farm off the roads. Meeting will be held on the August 27th to go over the plan to investigate the muck in the area and why it is necessary. Cost is yet to be determined.

New Business:

None

Audience Participation:

- Questions on whether Zoom meetings will be continued: Board answers that it depends on how things progress and that it requires further observations.
- Tree removal by weir: Board answers: The quote was \$4,600 for the company to come in and take care of it. However, another way to do it is by using a long arm and straps to pull out the trees. We need a couple of volunteers to get them out. This approximately will cost about a couple of hundred dollars.
- Inform and advise members via gazette to reduce bright lights as this is the source of light pollution around the lake.

Meeting adjourned at 8:00 p.m. with a motion to adjourn by Linda Walker, seconded by Terry Taylor and all in favor.

Respectfully Submitted,

Leela Han, Secretary

Lake Somerset Property Owners Association Board of Directors