

Lake Somerset Property Owners' Association

August Monthly Meeting Minutes

August 13th, 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
- Security – Jeff Bennett
- Water Quality – Don Tappan
- Roads – Jason Sumner
- Treasurer – Colleen Gibbs
- Parks – Terry Taylor
- Building Control – Rick Meyer

Board Members Absent: Secretary – Nathan Taylor

Approval of Previous Minutes:

A motion was made by Colleen and seconded by Rick to approve the prior meeting minutes. The motion passed without opposition.

Officer Reports:

- **President – Dale Cousino:** There was a variance request for a boat. The person did not come to the meeting so it was not discussed due to the person not being present at this time.
- **Vice President – Cher-ray Bellingar:** Music in the Park went well. Thank you to all who helped, especially the Sumners for hosting it. Next party will be the association Christmas party in December. On another note, we did send out the certified letter to the homeowners that are feeding the geese. We are aware they continue to feed the geese. We have revoked their boating rights for this year and next, as well as they are currently not in good standing with the association. With how our rules are written this is the only thing we can do. We cannot physically remove their boat at this time since it is already in the water. I have been in contact with the lawyer regarding updating our bylaws to establish fines and penalties for situations like these. I will have an update once he informs me of the next steps. Discussion of if local police can help enforce/ ticket someone if their boat sticker is revoked. I will look into that.

Treasurer – Colleen Gibbs: Colleen reported that the financial statements had been reviewed and no unusual items were identified.

A motion was made by Cher-ray and seconded by Jason to approve the financial report. The motion passed unchallenged.

- **Security – Jeff Bennett:** Nothing to report
- **Building Control – Rick Meyer:** Rick announced a fence appeal; however, the people did not attend the meeting so it was not voted on.
- **Parks – Terry Taylor:** Terry asked if anyone has an oxygen acetylene torch that he could use to fix a table on the island.
- **Roads – Jason Sumner:** Jason passed the floor to Colleen to discuss the roads project. Colleen discussed several questions that came up from association members. Colleen also introduced Tim Shaw, Heather Boyd (manager), Bob Griffis (previous manager), Jim Cole (senior project manager for Jackson County Dept of Transportation).

Discussed the breakdown of taxes – 22% goes to state education, 32% stays in local schools in Addison (55% goes directly to schools). County gets another 33% - operating expense goes to court systems, the sheriff's department, treasurer's office, and the clerk's office. Then you have medical care facilities such as seniors and ambulance. Currently there is about \$50,000 in that bond that covers maintenance. The Roads get 0.9%

There are 3 roads that are really bad- Emerald, Westbrook, and Westmoor. The dirt roads will be repaved, and the other roads will get chip and seal and/or crack sealing. The ones are not getting complete overhaul will extend their life to 7-10 years, and the completely redone roads will get 25-year life (with continued maintenance). Cost will be determined once the bond loan is complete, however worst-case scenario should be somewhere around \$200 (as long as material cost doesn't significantly increase). Google has shown that the state is actually thinking about imposing a mandate on discontinuing brining because brine destroys the lakes eventually and there is no way to avoid the run off. There are many working parts and questions to this process, if anyone would like to see the paperwork, I (colleen) have the documents.

The road frontage amount needed is 51% threshold for the bond to move forward with doing the special assessment. There will be 3 public hearing once and if this moves forward to the township. The township is the fiduciary for this. The township board has a vote to take the special assessment and will be collecting the money, but it will only be used for this project. All costs including bond agency fees and lawyer fees will be a part of this, no need to pay separately. The bond will be a 10-year bond with 3-4% interest. Members will have the opportunity to pay their amount off without interest if they chose to do so.

There a few questions from the audience, one being have we looked into grants. Anyone is welcome to attempt to write a grant, however they are lengthy and don't allow local road funding (which is what are association is).

- **Water Quality – Don Tappan:** Don reported we had another herbicide treatment last week. Treatments do not seem to be doing much for the starry weeds, discussion of decreasing the herbicide and using harvester more. Discussed since there isn't enough in the budget for a big consultant report, he asked Chat GPT to do a phosphorus balance on the lake. It gave a halfway decent report so he is working on that data.

Old Business:

Discussion of potentially looking into having one trash company for the association. More to look into and discuss on this matter.

New Business:

No new business discussed.

Audience Participation:

Ongoing concerns regarding the association member/ house that are feeding the geese.

A motion was made by Rick and seconded by Jason to adjourn the meeting; the motion passed without opposition. The meeting was adjourned at 8:07 PM.

Respectfully submitted, Cher-ray Bellinger VP, Lake Somerset Property Owners Association
Board of Directors