

Lake Somerset Property Owners' Association

September Monthly Meeting Minutes

September 10th, 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
- Parks – Terry Taylor
- Building Control – Rick Meyer
- Treasurer – Colleen Gibbs
- Roads – Jason Sumner

Board Members Absent:

Approval of Previous Minutes:

A motion was made by Cher-ray and seconded by Rick to approve meeting minutes from August. Approval was unanimous

Officer Reports:

- **President – Dale Cousino:** Dale proposed adding an AED at the main park.
- **Vice President – Cher-ray Bellingar:** Cher-ray spoke briefly on the on-going situation of resident feeding the wildlife.
- **Treasurer – Colleen Gibbs:** Colleen reported a budget Surplus: The association is currently operating \$35,000 under budget for the fiscal year due to strategic cost-saving measures. Skipping a single spring chemical application saved roughly \$10,000. The weed harvester successfully managed organic nutrients out of the water instead.

Given the healthy cash balance, the board agreed to explore payoff options for an outstanding loan to stop accumulating interest.

The financial reports were officially motioned by Cher-ray and seconded by Rick, motion passed unanimously

- **Security – Jeff Bennett:** The board reviewed a \$14,000 capital proposal to install a two-step automated card reader/four-digit pin keycode gate system at the boat ramp launch point. The setup utilizes automated ground sensors and continuous security cameras to track access. This infrastructure update would allow the board to instantly deactivate gate access for non-compliant members or delinquent dues accounts. Implementing this automation stands to offset the escalating \$8,500 annual gate guard payroll budget. The data will be fully compiled for a membership vote at the next annual assembly.
- **Building Control – Rick Meyer:** The homeowners requested a variance to build a 6-foot vinyl privacy fence around their entire back property perimeter for pool safety and pet containment. Standard HOA guidelines restrict fences to 4 feet. While a 6-foot threshold is explicitly allowed for pool safety, standard protocol requires it to tightly enclose the pool area rather than the entire lot layout, preserving open neighborhood sightlines.

The board suggested a 6-foot wrought-iron style fence as a compromise to maintain visibility. The variance request was tabled until missing blueprint site sketches could be provided and shared with all members.

- **Parks – Terry Taylor:** Terry reported that things are wrapping up for the season. Docks and buoys are coming out at the end of the month.
- **Roads – Jason Sumner:** The board successfully collected signatures clearing the 51% road frontage threshold (currently sits at approximately 53%). The township clerk, Sharon, is reviewing and finalizing the formal certification letter.

The township bond process will be finalized within the next couple of months. No road work will occur in 2026. Repaving and pulverizing are scheduled to begin next spring (2027), moving from the back corner of the subdivision outward toward Somerset Road.

Three neighborhood roads are classified as private. They are legally excluded from the township special assessment district. Homeowners on these roads are reviewing a separate proposal to pool personal funds (roughly \$200 per parcel) to coordinate paving independently while equipment is on-site.

The board noted severe road deterioration caused by freezing water standing on poorly graded road edges. While full ditching isn't guaranteed, the upcoming spring engineering project will crown the roads above grade and modify driveway cut-ins to ensure water runoff.

- **Water Quality – Don Tappan:** Sediment mapping shows up to 5 feet of water followed by several feet of organic muck. A third-party operator bid \$5,500 for a single-day cleanup.

To reduce expenditures, the board will look into renting a 60-foot long-reach excavator directly for \$1,200–\$1,800 a week. Competent neighborhood operators will volunteer free labor to dredge the muck before soil permits expire in November.

Weed Disposal Site is closing early due to hunting season. An email blast will be dispatched to the membership seeking neighborhood acreage to dump clean, hyper-nutrient compost weeds. reported that curly-leaf pondweed activity has decreased for the season. Current focus is on algae and starry stonewort management. The harvester is operating regularly, weather permitting, and staff are working as close to full time as practical.

A truck issue involving a hydraulic cylinder slowed operations, but the truck is now back in service. Tires for the truck may need replacement. Members were asked to mark irrigation intakes or any equipment extending beyond docks with a buoy so the harvester can avoid damage.

Old Business:

Heated discussion ensued regarding an un-repaired fence line near the community dam. A formal 10-member petition had previously requested the removal or correction of this fence. Discrepancies remain between the original engineering layout (104 feet long, located 63 feet from the shoreline) and the structure's physical footprint.

A formal board motion passed giving Jeff a strict two-week deadline to supply dated, certified engineering documentation from Spicer Group verifying layout errors.

New Business:

- Holiday Event Status: Traditional Christmas party bookings are facing unexpected logistical issues; regional venue pricing quotes have doubled or tripled over historical rates. Alternate arrangements are being assessed.
- 4th of July Fireworks Funding: The board is evaluating moving fireworks funding back under the formal community council budget framework. The legal committee will check liability insurance policies to confirm that funding independent organizer donations does not expose the HOA entity to property claims.

Audience Participation:

A motion to adjourn the meeting was made by Terry and seconded by Cher ray. The meeting was adjourned at 9:00pm.

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