

Lake Somerset Property Owners' Association

Regular Board of Directors Meeting Minutes

September 11, 2025

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
- Treasurer – Scott Faulkner
- Roads – Brandon McClinchey
- Building Control – Rick Meyer

Board Members Absent

- Parks – Terry Taylor

Approval of Previous Minutes

A motion was made by Nathan Taylor and seconded by Dale Cousino to approve the minutes from the previous meeting. The motion carried.

Officer Reports

- President – Dale Cousino: Reported the need to adhere to the agenda and that all members would be given the opportunity to be heard. Also noted additional poles would be installed at the dam, which should complete the project.
- Vice President – Cher-ray Bellingar: Noted that the dues increase, which is already in effect, has not been reflected in the Redbook or Handbook, and recommended updating these documents accordingly.
- Treasurer – Scott Faulkner: A motion to approve the financial report was made by Cher-ray and seconded by Dale. The motion carried. Treasurer Faulkner reported that 100% of annual dues have been collected. He also noted that the interest rate on the property at 14150 Shannon Drive had recently increased and requested input regarding future plans. Options discussed included selling the property, paying off the loan early, or retaining the property with the higher rate. A motion by Cher-ray, seconded by Terry, to form a

committee to review options and make a recommendation was passed.

- Security – Jeff Bennett: Reported on future camera upgrades and noted very few instances of gates being left open.
- Building Control – Rick Meyer: Reported on interpretation of Redbook/Handbook language regarding structures, specifically pole barns. A lengthy discussion was held regarding construction at 13945 Northmoor Drive. Rick detailed approval processes and limited enforcement authority. Suggestions were made to amend bylaws to strengthen enforcement.
- Parks – Terry Taylor: Nothing to report.
- Roads – Brandon McClinchey: Reported that an additional quote is needed before road repair projects can move forward.
- Water Quality – Don Tappan: Reported the harvester barge needs replacement, with a used barge identified at \$90K. No decision was made. Lake treatments will continue in targeted areas, with more phosphorus level testing planned.

Old Business

1. Feeding of ducks and geese at 14528 Kildare Lane was discussed. The board reviewed actions taken and potential next steps, including forming a nuisance wildlife committee.
2. Upgrades to the pole barn were discussed, with plans outlined for completing electrical and other minor improvements.

New Business

No new business was introduced.

Audience Participation

1. Audience member Jodi Dahlberg read a statement summarizing two issues:
 - Dam Repair & Golf Carts: County Drain Commissioner Matt Word confirmed motor vehicles, including golf carts, are not legally permitted on dams. The August 2025 meeting misrepresented the county's letter. Other local lakes enforce similar restrictions. A new communication from the county is forthcoming.
 - Wake Boats: Dahlberg cited negative impacts of wake boats, and clarified she is a participant—not the leader—in the group addressing the issue, and raised concerns about misinformation, bullying, and threats by board members and spouses. She referenced bylaws on recall or removal of directors.
2. Multiple audience members voiced opinions on wake boats. Both supportive and

opposing views were expressed. The decision was made to work with boaters before considering measures requiring a board or community vote.

Adjournment

A motion to adjourn was made by Scott and seconded by Cher-ray. Motion carried. The meeting adjourned at 8:56 PM (20:56).

Respectfully Submitted,

Nathan Taylor, Secretary

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