

Regular Meeting of the Five Lakes Association Board of Directors  
August 9, 2010

A regular meeting of the Board of Directors of the Five Lakes Association was held at the Farwell Middle School Library/Media Center, 500 E. Ohio Street, Farwell, MI on August 9, 2010. The meeting was called to order by President Dave Southworth at 6:00 p.m. The Pledge of Allegiance was recited.

Roll call was taken:

**Board members present:** President Dave Southworth, Vice-President Cory Gingery, Treasurer Karen Wittich, Secretary Chris Butche and Area Representatives, Tim O'Neal, and Steve Cohoon.

**Board members absent:** Dave Peterson, Dick Haynack, and Bob Jeffords.

**Association members present:** Ray Brusseau, Don Dysinger, Ralph Greenfield, Linda Verardi, Loretta and John Wischmeyer, Bev Cohoon, and Tom Meskill.

**Minutes:** July 10, 2010 minutes were read, it was moved by Cory Gingery and supported by Karen Wittich to tentatively approve the Minutes. With a 14-Yes 0-No vote, the motion carried. Final approval of July 10, 2010 minutes will be at the Annual Meeting in 2011.

**Treasurer's Report:** Treasurer Wittich distributed and reviewed the Comparative Budget Report. Expenditures for the month were reviewed and it was noted a CD (\$11,064.09) was cashed and included in credits to general fund. Karen discussed the status of dues collection stating we're doing relatively well, although there are a few outstanding dues. Group discussion regarding due collection process, difficulties, benefits and alternatives of pursuing court papers for outstanding dues resulted in the membership agreeing to move forward with the court process. Additionally, it was agreed Karen and a to be named Board Member should meet with each delinquent association member to resolve payment prior to court proceedings. Tim O'Neal motioned to approve the Treasurer's Report, Cory Gingery seconded, motion carried at 14-Yes, 0-No.

**Committee Reports:**

**Tim O'Neal (Weed Control, Landscape Maintenance and Dam Management):** Representative O'Neal stated Savin Lake Services is under contract to 2012 for lake maintenance and doing a good job. He also noted Tim Richmond is doing a good job with landscaping. Tim commented on the issue of turtles struggling to get through the fencing at the damn to return to the lake. He suggested a hole be dug under the damn fence to support turtle access. Karen Wittich questioned digging the hole, concerned it might negate our insurance. Don Dysinger suggested a more appropriate method might be cutting/bending fence which would eliminate the concern over erosion to the hole. Motion to modify area for turtle access by Steve Cohoon, seconded by Cory Gingery - motion passed at 14-Yes, 0-No. Prior to action, Tim and Chris Butche are to contact Allen Agency to assure our liability is not compromised.

Member Ralph Greenfield asked about Guy Savin and the timing of weed control, specifically the lily pads. The lily pad population is growing which impedes movement of water, increasing silt and makes boat operation difficult.

Karen Wittich noted the buoys could be removed after the loons are fully feathered (July 15th) – she will validate. Eliminating the buoys could increase traffic supporting water movement and reduction of silt.

Linda Verardi commented our priorities must be in keeping the health of the lake positive, including the appropriate action for lily pad reduction. She emphasized we must be fully informed when making decisions about lake treatment, including proper aeration.

Significant group discussion followed supporting proper maintenance of our lake, all agreed we must do whatever is right to assure the overall health of the lake – Steve Cohoon stated we need balance. Ralph Greenfield, Steve Cohoon and Tim O’Neal are to convene a meeting with Guy Savin regarding lily pad presence, amount, location and proper treatment. If necessary, a special Board Meeting will be called to resolve the lily pad treatment issue (including removal of buoys); a meeting notice will be posted.

President Southworth stated we need to find the appropriate Grant Programs, catering to nonprofit organizations, which provide financial support for continued improvements to the lake including aeration, and silt removal. It is our goal to restore the lake to its original pristine nature. President Southworth will continue to look for Grant Programs over the winter months.

Ralph Greenfield discussed the presence of the Bogs in the lake, questioning the health and safety issues cause by their presence. He stated we need to find out what is causing the Bogs. Cory Gingery explained the bogs come to the surface from erosion of the roots and sod holding it on the bottom of the lake, as the lake heats up; methane gas forces the bog to the surface.

President Southworth asked: Should the membership harvest and dispose of the bogs before they sink, is it the responsibility of the association? Karen Wittich stated a group of residents had already discussed removal of the bogs, but questions of liability to the boat or person during the harvesting of the bogs prohibited action. DEQ was contacted but refused to act due to lack of manpower, although did state the residents are free to get rid of bog, as long as they are not taken to the boat launch. Ralph Greenfield and Linda Verardi volunteered to look into alternatives to eliminate bog and report back to the Board.

#### **New Business/Audience Participation:**

Dues: President Southworth commented on association due changes, reading article 5 of the constitution, section 1. Notification of potential dues change is required 30 days before annual meeting therefore dues discussion is tabled until 2011. Dan Dysinger asked about a tier dues structure based on living on and off the lake. Group discussion did not support tiered dues.

Lake Boards: Karen Wittich talked about participation in a lake board which could increase funds for lake maintenance. Group discussion followed noting some pro’s and con’s with a lake board, including increased funding but lose of control on lake treatment. Linda Verardi volunteered to compose a pro/con sheet for discussion in 2011. Don Dysinger noted many lakes in the area have lake boards, President Southworth will look into those relationships.

East Bay Silt trap: Cory Gingery has volunteered to champion the project. Don Dysinger noted the trap fills up more frequently than in past years. It is believed silt may be coming from the stream, this may need addressed. Karen stated there is no money in the budget for the project, this year. Cory is to report to the board on his findings and recommendations.

Swimming Buoys: President Southworth stated the swimming buoy has a hole and must be replaced at a cost of \$250. Tim O’Neal motioned and Cory Gingery seconded to replace the buoy,

motion carried at a 14-Yes 0-No vote. Cory Gingery also noted the small rope buoys are broken. Cory will investigate and report to the board the number and cost of new rope buoys. Karen Wittich commented we should postpone replacement until after Labor Day or pull buoys out at night, due to last year's theft.

Annual Budget: President Southworth tabled budget discussion until October when the full board is available. He stated a more thorough discussion of the budget creation and review process is required by the board.

7801 White Birch Drive / Building Permits: President Southworth determined an explanation of why Board approval was not necessary for the building proposal. Steve Cohoon stated the residents, Whiteside's, needed a new roof, with a proposal for a membrane roof. The Builder measured the current roof at 1.5/12 pitch, Article 12 of the covenants requires a minimum of a 3/12 pitch. The membrane solution would not solve the pitch issue and shingles wouldn't work on the flat roof. The Whiteside's spent extra money putting rafters, insulation and proper ventilation resulting in the current roof at a 6/12 pitch. Builder and Whiteside have asked what needed to be done for board approval – Cohoon stated nothing, the board has no say, they were fixing their roof, maintaining their home.

Loretta Wischmeyer asked about decks, is board approval required? Cohoon stated as long as you stay within the association covenants, the board shouldn't require building approval. Additional discussion about past approval and signature requirements followed; again, current covenants should be followed.

Ray Brusseau asked if the Board approved the back lot shed on Pebble Creek. No Board members have seen the shed nor has Tim O'Neal gotten a building request. President Southworth to review on his way home from the meeting.

Web Site: President Southworth asks if we can cost effectively improve the web site and how. Tom Meskill stated the web site needs to be promoted more. Significant discussion about the pro's and con's of membership posting to the site followed, including the pro of being able to voice concerns and immediate notifications and the cons of not having a structure/guidelines to post. Linda Verardi stated her husband would be willing to take the site and update with new communication tools like Face book and Twitter. Tom Meskill stated those tools were discussed in the past but due to the posting, the decision was made to make the web page a "brochure type" web site – outgoing information only. President Southworth asked Tom Meskill to come to the September Board meeting and make recommendations on how the Web Site can be more association member friendly.

Wesley Hank's house on Peninsula Drive: Karen Wittich stated the property has significant debris on the lake. She asked if the board should write a letter stating the problem asking the issue be taken care of. The group acknowledged the resident has always taken care of his property but since vacant, maintenance of the lake has been ignored. John Wischmeyer stated contacting the realtor may be a better course of action. President Southworth agreed and will contact Peyton (realtor) asking for support in problem resolution.

North American Lake Conference: President Southworth asked for comments regarding participation in the North American Lake Conference in October, \$50 entrance fee. Discussion followed and it was noted some content of the conference could be worthy of our participation and joining the Association. Steve Cohoon was asked if he should participate, he stated he didn't see

much value at this time. President Southworth to poll board members after the meeting with better understanding of the benefits/issues of the Association and Conference.

**Additional Audience Comments:**

Ralph Greenfield asked if the Association had an appetite for a community leaf pickup/removal.

Karen Wittich mentioned the issue had previously been brought up with Waste Management.

Waste Management conveyed our association is like a neighborhood located in a farm community.

In these areas most people have ways and places to dispose of the yard waste, therefore there is not enough demand for a community removal. Linda Verardi suggested we could participate in a township meeting to discuss the yard waste pick up, of course, there would be an additional cost.

The group commented an individual lawn care service may be a more appropriate method vs. a community pickup.

Tom Meskill asked if the Board was aware of a proposed Neighborhood watch program. Group mentioned this is a Grant Township item.

**Adjournment:** Chris Butche moved for adjournment, Karen Wittich seconded the motion – Meeting adjourned.

Submitted by  
Chris Butche  
Secretary