

Regular Meeting of the Five Lakes Association Board of Directors  
October 10, 2011

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 October 10, 2011. 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, Secretary Chris Butche and Area Representatives, Bob Chamberlain, Frank Oles, Tim O'Neal and Ralph Greenfield.

**Board members absent:** Treasurer Steve Cohoon & Area Representative Dick Haynack

**Association members present:** Joan Plajstek

**Minutes:** Special Board Meeting minutes of August 22 and Regular Board Meeting minutes of September 12 were e-mailed to all Board members.

Regarding August 22 minutes: Dave asked if we should get additional information on our silt trap design/construction based on Mr. Solomon's statement that the silt trap could be a contributor to our weed problem. Chris commented this should be a topic we discuss with our new lake service provider, group agreed. Frank Oles motioned and Tim O'Neal seconded to approve the August 22 minutes – motion passed 7 Yes, 0 No.

Regarding September 12 minutes: There were two corrections to the minutes; 1) Treasurer report income corrected from \$5055 to \$555. 2) Surrey Lake dredging costs corrected to \$975,000. With these corrections, Ralph Greenfield motioned and Bob Chamberlain seconded to approve the September 12 minutes - motion passed 7 Yes, 0 No.

**Treasurer's Report:**

No Report.

**Area Reports:**

**Ralph Greenfield:** Nothing to report

**Tim O'Neal:** Nothing to report.

**Frank Oles:** Frank presented the following idea and asked if the Board was interested in obtaining additional information. His idea was to purchase foreclosed/federal owned Five Lake property(s), allowing the fire department to use it as training to clear the house, clean the lot and sale it for Association use. Group discussion included:

- What is the price of the property? (presumed to be \$1.00)
- Are there back taxes we'd be held accountable for payment?
- Is the fire department interested?
- What are the cost of lot clean up?
- There is no blight support from Grant Township.
- Being back lots, they couldn't be used for additional beach use.

Dave asked for a motion to pursue gathering more information - Chris motioned and Cory seconded, motion passed - 4 Yes (Butche, Gingery, Oles, O'Neal) - 3 No (Chamberlain, Southworth, Greenfield). Frank will pursue obtaining additional information for presentation at the April '12 meeting.

Frank discussed several additional topics:

- 7615 Five Lakes Drive. It appears the homeowner is extending a roof and framing in a

breezeway. Cory stated the breezeway had originally been enclosed. The Board had not been contacted but, agrees if this was the original footprint (updates only), approval was not required. Cory will talk with the homeowner and confirm building content and report to the board.

- Lot across from 7630 Five Lakes Drive. The lot is being cleared, there is speculation something will be built, no building requests have been obtained. Bob Chamberlain stated the lot is just being cleared, at this point, there is no intention to build.
- Markey house - demolition to begin on Tuesday, Oct. 11.
- Roadwork has been done on the newest silt trap property. It was communicated there was a discrepancy in what was done vs. what was intended to be done - specifically the thickness of crushed cement. Frank measured the cement anywhere between 1 1/2 inches to 4 inches. Ralph commented this was probably due to the condition of the road prior to adding the cement, the road was not level and had obstructions. Frank asked if the length of the road was to the agreement - no one knew. Dave suggested Steve could probably answer the question, this should be a topic for the November meeting.
- **Bob Chamberlain:** Nothing to report

#### **Committee Reports:**

Tim O'Neal / Lake Treatment Committee: Bre Grabrill and Lakeshore Environmental reports are available. Dave asked the Lake Treatment Committee to develop a bid document, including a 1, 2 & 3 year out provision. He also asked the Committee to develop a treatment plan based on priority (milfoil density locations). Both of those reports should be available for the November 14th meeting. Post that meeting, and with Board approval, Tim and the Committee will review the plan/process with Bre. Ralph asked about the timing of the treatment plan (after the loons off the nest). Dave reviewed a lake map and gave an example of an alternative treatment plan: ie. north end of east bay, north end of west bay, west and east shore of west bay - be treated with Renovate, 24D, and the shore in front of Kapplinger Drive and the boat launch could be treated with Diquat to treat the variegated milfoil. Tim stated whatever we do must be done within the 2012 budget, Dave confirmed Bre would comply. Bob Chamberlain stated he doesn't have weeds at his shoreline, but, he rakes out about 15 feet. Bob asked if the creek system effects weed growth, Cory stated yes as well as the wind. Ralph asked if Bre's survey included the back of the west bay, Tim said no one was with her when it was done. After understanding the survey was done with an air boat, Ralph confirmed the survey did not include that area. Ralph stated there is milfoil all over that area and if Bre's recommendation of treatment doesn't include that area, the residents won't be supportive and he disagrees with current plan.

Cory ask the Board the location of their wells respective to the shoreline. Because the 250 ft. restrictions of 24D, it could not be legally applied in many locations. Tim stated the 2010 treatment of 24D was probably illegal but, a well survey showed only one well with 24D residual.

Ralph asked who was on the Lake Treatment Committee - Tim, Steve, Cory. Dave asked Frank to represent the east bay.

#### **New Business:**

1. Dave asked Steve to prepare an Income Statement for the November meeting. From this, the Board can determine if we have a surplus or deficit and why. If deficit, we will need to determine what needs to be done including a potential dues increase. Chris reminded the group, we need an itemized list of projects and data on increased expenses to support potential due increases. Tim noted we will not have data on weed control costs until after the bid packages are received. Dave stated we do know the 2012 budget and Bre had quoted a 3% yearly increase, this can be used to estimate budget needs. Dave stated the bid package should go out around the annual meeting time frame.
2. Mike Solomons presentation - Lakeshore Environmental. Dave mentioned the water quality tests were quoted at \$1,000 vs. \$600 with Bre. Dave asked for discussion surrounding the presentation. Bob commented he was impressed with Mikes credentials and asked if Bre's were similar, Dave noted she has a bachelors in Environmental Science. Dave stated Mike Solomon and his company would basically stand between the lake service provider and us, similar to Tim O'Neal's role. Chris took

exception to this comment, Tim nor none of us are experts in lake treatment and the proper use of chemicals, Mike Solomon would be that expert. Group discussion followed around the differences in Professional Lake Management (Bre) and Lake shore Environmental (Solomon), it was determined the two companies services are similar. Dave asked for a motion to approve Mike Solomons proposal, Tim motioned and Ralph seconded - voice vote 0 Yes, 7 No, motion did not pass. Tim will convey the decision to Mike Solomon.

3. Bre Grabill's - Professional Lake Management: Dave asked for discussion from the group.

Ralph disagreed with the treatment area, or lack of area, in the proposal. He also stated a Board member should have been with the company during the lake survey. Dave reiterated the earlier discussion to have the lake treatment committee to develop a treatment priority map. Ralph asked to be part of the committee, Dave respected Ralph's involvement supporting his area of the lake.

Dave asked for some discussion regarding the water quality testing in the proposal. Ralph asked if two samples were enough, shouldn't we take samples in some of the shallower areas of the lake (ex. North Bay)? Frank Oles noted, that although he is supportive of water quality testing, this may be something we can't afford, as we are also looking at alternative treatments to reduce costs. He noted we should be in line for State testing in 2014, an alternative to impacting our budget. Ralph stated we need to have testing done to establish a base line so we can determine if we're improving the health of the lake. Bob stated we should rely on the experts to determine the quantity and location of testing. Chris reviewed both presentations and both were consistent in recommending testing at the deepest area of the lake, Cory stated this was due to the thermocline. Chris stated we should ask Bre two questions: a.) would taking water quality readings in the shallow areas of the lake modify our treatment plan, if it wouldn't change the plan, why do the test? b.) if we treated the entire circumference of the lake - what would it do to the lake, what would it do to the cost? Ralph asked to have Bre about the "rotten egg" smell in the shallow area's and if testing is required to determine the cause and develop a treatment plan.

Tim stated he is in agreement with Bre's 32 acre treatment area plan, although it may be low, milfoil is every where. Following was group discussion supporting Tim's comments. Tim asked for a plat of the Association, he wants to validate the area's were we're limited in the use of 24D.

Frank asked about the \$800.00 permit fee, is it time sensitive, is it transferable to other treatment services if necessary.

Dave asked the lake committee to develop the priority treatment plan and meet with Bre to review the plan, ask the above questions (water quality, proper use of 24D, permit info) and establish a lake treatment plan staying within our budget constraints. This should be completed for review at the Nov. 14th meeting.

Tim made a motion, Ralph seconded to have PLM be our lake service provider in 2012, working within our current budget. Tim also noted we should move forward on getting the bid process complete for use in the 2013 and following years. Motion passed 7 Yes, 0 No.

Frank made a motion to approve the payment of the \$800.00 permit fee to PLM, Chris seconded, motion passes 7 Yes, 0 No.

Tim noted utilizing PLM for the 2012 year will give us in site into the quality of the company.

4. Association Picnic Area: Dave stated the picnic area was used twice in 2011. If this piece of property is classified as lake accessible, which it is, the property can be sold. Some Association

members have shown interest in purchasing this property. Dave noted the sale of the property could provide income to be utilized for projects like improving the beach area or additional lake treatment services, or purchase a CD. Group discussion:

- Tim stated there is a cost to maintain that property
- Ralph stated the sale was a good idea
- Frank stated he was not in agreement with the sale, the property should be improved for back lot access (ie. a dock). Bob said this was done in the past and the dock was “hogged” by a member.
- Frank stated we should consider putting dock space at the beach area, again enhancing this area for back lot membership. Dave stated we would have to investigate insurance/liability. Group was concerned about the location/space for a dock.
- Bob noted it should be a topic brought up to the membership at the next annual meeting.

Ralph made a motion, Chris seconded to continue the discussion of the sale or enhancement of the picnic area and the improvement of the beach area. Voice vote - 7 Yes, 0 No. Chris asked for clarification of the discussion topics:

- Steve to follow up on insurance
- Ralph to investigate liability of dock construction with Zomer
- Dave will verify the property can be sold
- Chris will put notice in Fall Newsletter soliciting Association comments on the sale of property

5. Fall Newsletter: Chris reviewed the current content of the Newsletter. She asked the Area representatives to validate new homeowners since Spring newsletter, send Area Representative articles, and Cory to provide fish tournament results. Summer addresses will be used for mailings. She also asked if any additional advertisers were obtained. Information is required by the end of October.

**Audience comments:**

Joan Plajstek supported treating homeowners shoreline. She also stated the “rotten egg” smell is something always present in the shallow area of the lake. Ms. Plajstek stated her reason for coming to the meeting was to recommend utilizing a professional method to mark tree stumps vs. utilizing milk jugs. She believes its unsightly and harmful to the lake, and people should already be aware of the shallow water and potential of tree stumps. Ralph stated not everyone is familiar with the lake and the jugs were used to mark stumps to prevent boat motor damage and potential injury of skiers and tubers. Dave asked the lake committee to investigate (ask Bre) alternative ways to mark stumps vs. milk jugs.

Adjournment: Southworth asked for a motion to adjourn, Bob motioned and Cory seconded. Motion passed – meeting adjourned at 7:40pm.

Submitted by  
Chris Butche, Secretary