

**Crooked Lake Texas Association Annual Meeting**  
**Texas Township Hall, 7227 West Q Ave Kalamazoo, Michigan**  
**May 14, 2026**

**Roll Call** – All board members present - Lesa Newby, Sandy Steinbach, Rodney Nimtz, Chuck Buxton, Dot DeYoung, Joe Dill, Tom Anderton, Rachelle Burkart-Niec, Trish Roberts, Kevin Noe. Welcome to the meeting -Introductions by each board member, their time on lake, and position on the board.

**Minutes from May 22, 2025** – New rookie secretary, Joe Dill, did not bring them to the meeting. The minutes will be posted to the website for later approval by email. Notification to go out via Facebook and text messaging.

**Restorative Lake Management, Ben Schermerhorn – see map attachment 1**

Talked about the health of the lake

- **Found Eurasian Water Milfoil (EWM)** – orange color in the second basin and southern part of the main (western) basin. Treatment – Getting systemic treatment to remove it from the water column. (5.25 acres)
- **Curly- Leaf Pone Weed (CLP)** - Green color found in the south corner of the main basin, eastern part of the third basin, channel and the fourth basin (Cove). CLP prefers colder water March through June timeframe. Treatment – Diquat the best product to handle the infestation. (21 acres)
- **EWM and CLP** - Blue color found near the main basin east side of the peninsula and in front of the market (North side of the basin). Treatment suggestions are ProcellaCOR and Diquat. (6.25 acres)
- **Large Leak Pond Weed (LLPW)** – yellow color - considered native plant. Recommend no treatment unless it gets a large overgrowth in localized areas. (2 acres)
- We have a new lake treatment company out of Holly, MI called Aqua-Weed Control. Highly recommended by RLS. RLS will have a rep on the lake when Aqua-Weed Control is on the lake.
- There will be a focus in the fall to address Lilly pad and Lotus pad infestation.
- Water must be at 55 degree Fahrenheit or warmer to get good chemical activation. Projected spray date – late May and early June.

**Pumping project** – Drain commissioner made the determination to turn the pump on a month earlier than the agreed start date on May 01, 2026. Chuck presented info on the legal lake level (LLL) permit. The current level is 5 inches above the LLL. The upper limit is 4 inches above LLL. Permit says they should pump until the level should be 4 inches below the LLL. The augmentation pump cannot be turned on until the level has fallen to 8 inches below LLL. The permit says that the total discharge is 800 GPM from Crooked and Eagle Lake. Currently Eagle is at 500 GPM and Crooked is at 300 GPM. If Crooked gets to LLL then Eagle can pump at 800 GPM. There is a website to monitor the LLL for both lakes -

<https://www.123mc.com/123mc/kalamazoo.asp?Site=1> The website is updated every 15 minutes.

## **Treasurer Report – Rodney Nimtz X**

**SAD #1 (see attachment 2)** set up for augmentation well and maintenance plus Aquatic weed treatment / plant control. The well has not been turned on for a couple of years because of the higher water level on the lake therefore have not any money outlays for utilities, and well repair. The revenue comes from the residents' winter property taxes. Note – CLTA is attempting to build and maintain the reserves to potentially cover a full well replacement if the pump fails - full well replacement could cost up to \$500K.

**SAD #2 (see attachment 3)** This was set up to handle the lake aeration project. The project was terminated by EGLE. There are monies left in SAD #2 and would like to use the money from Aquatic Weed Control.

**Question on weed control money** allocated – last year \$40k and now budgeted for \$122K for control. RLS recommended that we spend \$120K to handle the more aggressive systemic weed control. Note – SAD #1 almost ran out of money because SAD # 1 was turned off a few years. It only contained about \$20K and was used for topical weed control. Now want to combine monies from SAD #1 and SAD #2 for the treatment. The goal is to attempt to return to the water quality we saw 10 to 15 years ago.

**CLTA Balance** sheet – Lake Association collects its revenue from the membership dues from 129 members. This covers social events and activities, communication to the members, insurance, fees and taxes.

**The Boat Ramp Property** – incomes from the rental property above the market, ramp maintenance fees, interest income from short term CDs. The larger outflows go to insurance, property taxes, repairs and federal taxes. The treasurer report was approved.

## **Activities – Lesa**

**Fireworks on the 4th in the cove-** Seems that the fireworks show was very well received last year. This year, it will be brought to you by the Musselmans and donations by the CLTA and residents via KABOOM FIREWORKS starting at 10:15pm, check socials for updates. The association donated \$2000 towards the cost. If you would like to donate, please see Facebook for Venmo or send a check to Matt Musselman at 7300 Field Bay, Kalamazoo, MI.

**Band day with CRAZY MIC**, August 15th, 5-9pm. CLTA received feedback that we should hold it other than the 4<sup>th</sup> of July.

**Boat parade** is on 4th of July starting at 2pm with prizes for 1st, 2nd and 3rd. Please pick up the winner prizes at the ramp building. The theme is the country's 250-year celebration.

**Texting app-** text "lake" to **269-257-5154** to join our lake wide texting app. The best way to stay up to date with immediate notifications.

**Lesa talked about the** various ways the association communicates with its members including Facebook, Instagram, text messaging, and CLTA website for important items like weed

treatments, social gatherings, etc. A new Facebook feature the residents can now sell and buy any lake related items – Lesa is the contact point.

**Boating Safety - Rachelle Burkart-Niec** - Laws of the inland lakes, Info came from “Handbook of Michigan laws and responsibilities”. Highlighted points:

- Power craft needs to give way to non-power vessels
- Children 12 and under can operate boats with 6 Hp motors or less. Can operate a boat with a motor from 6 to 35 HP if they have a boating safety certificate and are supervised by a 16 yr old or older with a boating safety certificate. Cannot operate a boat with a motor greater than 35 hp.
- People born before July 1, 1996 do not need a boating safety certificate
- Personal Watercraft (PWC) – person must be 14 years old and have a boating safety certificate and accompanied by a legal guardian or parent to operate the PWC. Over 16 and born after 12-21-1978 with a boating safety certificate can legally operate a PWC but born before 12-31-1978 can legally operate with no restrictions.
- Please visit this website for more information - [Michigan Boating rules and regulations](#)

**Ramp and Gate – Joe Dill** – A new system of RING CAMERAS is being installed to replace the existing camera system that is not functioning correctly. Camera to be installed in the next month or so. The gate system will need a new controller board. The gate is currently working but has lost some of its tracking functions and has been damaged due to power surges, weather related issues etc. Waiting for an estimate for repair.

**Board Member Elections** – the following people and positions are up for re-election for a two-year term

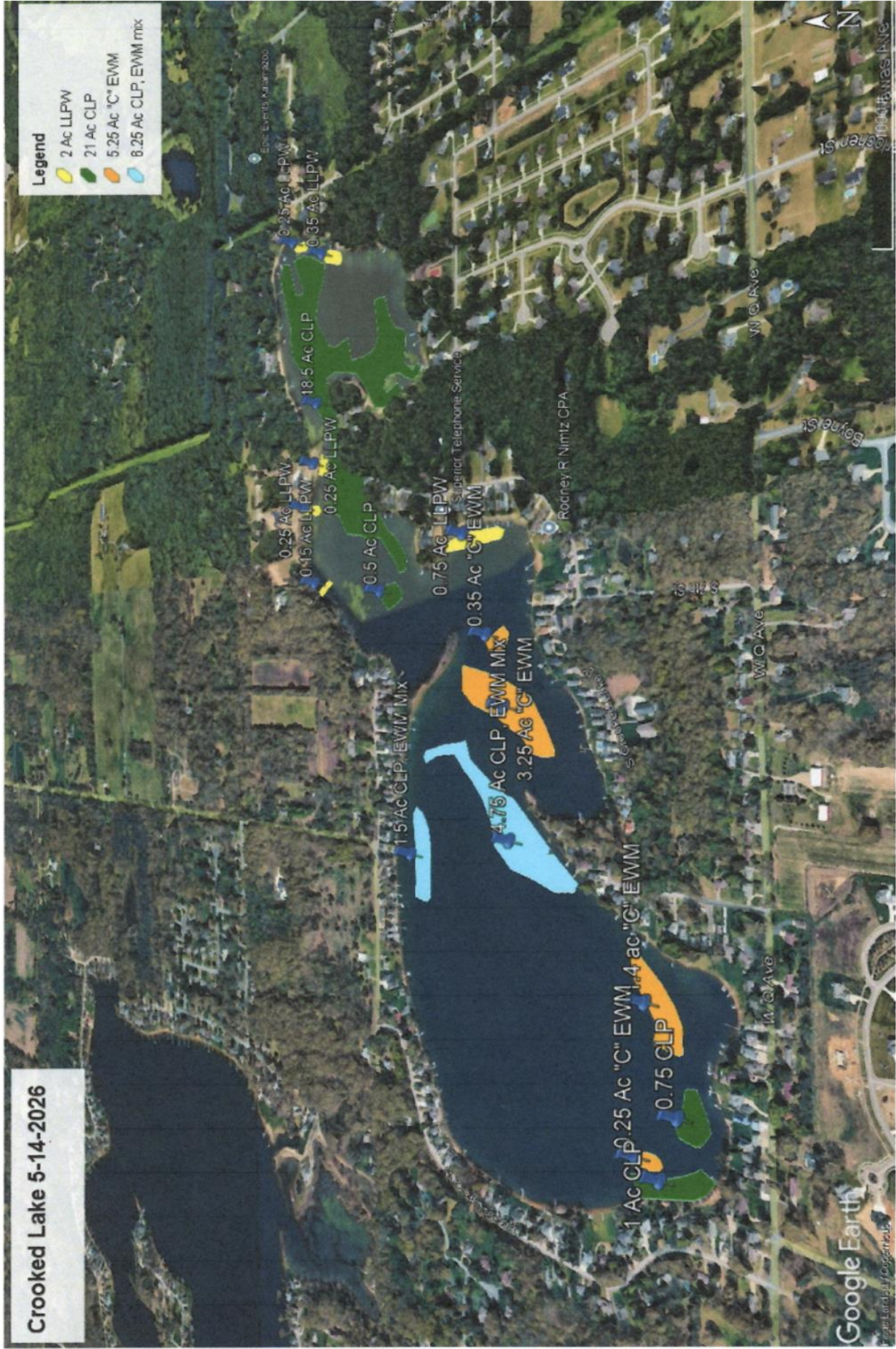
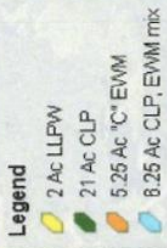
- Lesa Newby-president
- Sandy Steinbach- vice president
- Rodney Nimtz- treasurer
- Joe Dill- secretary
- Kevin Noe- board member at large

The elections were opened for candidates from the floor. No additional nominations were voiced and the five positions were approved by verbal vote – no dissenters.

**The meeting is adjourned.**



Crooked Lake 5-14-2026



## Crooked Lake Texas Association Budget to Actual Comparison

### SAD #1

|                                        | 2025             |                   | 2026             |                         |
|----------------------------------------|------------------|-------------------|------------------|-------------------------|
|                                        | Budget           | Actual            | Budget           | Actual<br>(to May 12th) |
| <b>Inflows</b>                         |                  |                   |                  |                         |
| Special Assessment                     | 74,326.00        | 74,319.48         | 79,747.00        | 80,095.00               |
| Interest                               | 1,500.00         | 2,688.40          | 1,800.00         | 438.61                  |
| <b>Total Inflows</b>                   | <b>75,826.00</b> | <b>77,007.88</b>  | <b>81,547.00</b> | <b>80,533.61</b>        |
| <b>Outflows</b>                        |                  |                   |                  |                         |
| Independent Audit                      | 621.00           | 572.96            | 602.00           | 0.00                    |
| Engineering Fees                       | 13,000.00        | 8,300.00          | 14,000.00        | 0.00                    |
| Aquatic Weed/Plant Control             | 30,000.00        | 46,426.00         | 60,000.00        | 0.00                    |
| Well Repairs                           | 10,000.00        | 0.00              | 0.00             | 0.00                    |
| Administrative Fees                    | 100.00           | 500.00            | 500.00           | 0.00                    |
| Utilities                              | 20,000.00        | 350.25            | 4,695.00         | 161.94                  |
| Miscellaneous                          | 1,205.00         | 400.00            | 800.00           | 0.00                    |
| Insurance                              | 900.00           | 856.00            | 950.00           | 0.00                    |
| <b>Total Outflows</b>                  | <b>75,826.00</b> | <b>57,405.21</b>  | <b>81,547.00</b> | <b>161.94</b>           |
| <b>Excess of Inflows over Outflows</b> | <b>0.00</b>      | <b>19,602.67</b>  | <b>0.00</b>      | <b>80,371.67</b>        |
| <b>Ending Cash Balance</b>             |                  | <b>143,748.67</b> |                  | <b>224,120.34</b>       |

### SAD #2

|                                        | 2025              |                  | 2026              |                         |
|----------------------------------------|-------------------|------------------|-------------------|-------------------------|
|                                        | Budget            | Actual           | Budget            | Actual<br>(to May 12th) |
| <b>Inflows</b>                         |                   |                  |                   |                         |
| Special Assessment                     | 0.00              |                  | 0.00              | 0.00                    |
| Interest                               | 400.00            | 1,020.11         | 750.00            | 159.91                  |
| <b>Total Inflows</b>                   | <b>400.00</b>     | <b>1,020.11</b>  | <b>750.00</b>     | <b>159.91</b>           |
| <b>Outflows</b>                        |                   |                  |                   |                         |
| Contract Services                      | 31,950.00         | 0.00             | 0.00              | 0.00                    |
| Independent Audit                      | 621.00            | 572.96           | 602.00            | 0.00                    |
| Engineering Fees                       | 0.00              | 2,075.00         | 0.00              | 3,170.00                |
| Aquatic Weed/Plant Control             | 0.00              | 0.00             | 62,251.00         | 0.00                    |
| Administrative Fees                    | 600.00            | 500.00           | 500.00            | 0.00                    |
| Utilities                              | 16,000.00         | 0.00             | 0.00              | 0.00                    |
| Miscellaneous                          | 1,000.00          | 0.00             | 0.00              | 0.00                    |
| <b>Total Outflows</b>                  | <b>50,171.00</b>  | <b>3,147.96</b>  | <b>63,353.00</b>  | <b>3,170.00</b>         |
| <b>Excess of Inflows over Outflows</b> | <b>-49,771.00</b> | <b>-2,127.85</b> | <b>-62,603.00</b> | <b>-3,010.09</b>        |
| <b>Ending Cash Balance</b>             |                   | <b>60,444.90</b> |                   | <b>57,434.81</b>        |

## Crooked Lake Texas Association Budget to Actual Comparison

| Lake Association                       | 2025            |                  | 2026            |                         |
|----------------------------------------|-----------------|------------------|-----------------|-------------------------|
|                                        | Budget          | Actual           | Budget          | Actual<br>(to May 12th) |
| <b>Inflows</b>                         |                 |                  |                 |                         |
| Membership Dues                        | 6,300.00        | 6,400.00         | 6,400.00        | 6,450.00                |
| Interest                               | 700.00          | 806.20           | 700.00          | 248.19                  |
| <b>Total Inflows</b>                   | <b>7,000.00</b> | <b>7,206.20</b>  | <b>7,100.00</b> | <b>6,698.19</b>         |
| <b>Outflows</b>                        |                 |                  |                 |                         |
| Books, Subscriptions, Reference        | 100.00          | 28.00            | 100.00          | 36.00                   |
| Communications                         | 300.00          | 322.39           | 350.00          | 0.00                    |
| Dues & Fees                            | 300.00          | 200.00           | 300.00          | 180.00                  |
| Activities                             | 2,500.00        | 2,900.00         | 3,500.00        | 0.00                    |
| Insurance                              | 700.00          | 698.00           | 750.00          | 0.00                    |
| Newsletters                            | 300.00          | 200.00           | 300.00          | 0.00                    |
| Postage, Mailing Service               | 200.00          | 43.80            | 200.00          | 62.40                   |
| Professional Fees                      | 200.00          | 170.00           | 200.00          | 0.00                    |
| Other                                  | 200.00          | 0.00             | 200.00          | 0.00                    |
| Federal Income Tax                     | 850.00          | 555.24           | 600.00          | 185.08                  |
| <b>Total Outflows</b>                  | <b>5,650.00</b> | <b>5,117.43</b>  | <b>6,500.00</b> | <b>463.48</b>           |
| <b>Excess of Inflows over Outflows</b> | <b>1,350.00</b> | <b>2,088.77</b>  | <b>600.00</b>   | <b>6,234.71</b>         |
| <b>Ending Cash Balance</b>             |                 | <b>22,082.94</b> |                 | <b>28,317.65</b>        |
| <b>Active Association Members</b>      |                 | <b>128</b>       |                 | <b>129</b>              |

| Boat Ramp Property                       | 2025             |                   | 2026             |                         |
|------------------------------------------|------------------|-------------------|------------------|-------------------------|
|                                          | Budget           | Actual            | Budget           | Actual<br>(to May 12th) |
| <b>Inflows</b>                           |                  |                   |                  |                         |
| Rental Income                            | 18,360.00        | 17,390.00         | 19,200.00        | 8,000.00                |
| Ramp Maintenance Fees                    | 9,225.00         | 9,375.00          | 9,375.00         | 9,375.00                |
| Replacement Cards                        | 0.00             | 50.00             | 0.00             | 25.00                   |
| Interest                                 | 8,000.00         | 9,351.50          | 9,000.00         | 2,957.15                |
| <b>Total Inflows</b>                     | <b>35,585.00</b> | <b>36,166.50</b>  | <b>37,575.00</b> | <b>20,357.15</b>        |
| <b>Outflows</b>                          |                  |                   |                  |                         |
| Cleaning & Maintenance                   | 600.00           | 784.80            | 800.00           | 0.00                    |
| Credit Card Fees                         | 300.00           | 365.51            | 400.00           | 322.47                  |
| Insurance                                | 3,500.00         | 3,660.00          | 4,000.00         | 0.00                    |
| Pest Control                             | 0.00             | 1,496.00          | 1,500.00         | 89.00                   |
| Property Taxes                           | 10,400.00        | 10,363.89         | 10,700.00        | 0.00                    |
| Repairs                                  | 1,000.00         | 629.11            | 1,000.00         | 500.00                  |
| Utilities                                | 2,000.00         | 2,178.70          | 2,300.00         | 787.23                  |
| Other                                    | 100.00           | 29.99             | 200.00           | 0.00                    |
| Federal Income Tax                       | 3,150.00         | 2,104.31          | 2,500.00         | 701.44                  |
| <b>Total Outflows</b>                    | <b>21,050.00</b> | <b>21,612.31</b>  | <b>23,400.00</b> | <b>2,400.14</b>         |
| <b>Excess of Inflows over Outflows</b>   | <b>14,535.00</b> | <b>14,554.19</b>  | <b>14,175.00</b> | <b>17,957.01</b>        |
| <b>Ending Cash Balance</b>               |                  | <b>227,097.35</b> |                  | <b>245,054.36</b>       |
| <b>Active Boat Ramp Property Members</b> |                  | <b>125</b>        |                  | <b>125</b>              |