



Negaunee Lake Association

To improve and protect the property of its members

***Negaunee Lake Association
2019 Annual Meeting Minutes
July 6, 2019***

Welcome and Introduction of Board

1. **Roll Call-Verification of Quorum** (25% of Membership) Verification of Super Majority (2/3rds of Membership needed for Amendment to By Laws)
2. **Reading of 2018 Annual Meeting Minutes**- Reference to posting on web site (Can be dispensed of with motion) Motion for dispensing reading of annual meeting minutes by Dave Brickey, second Joyce Shaner, unanimous approval.

3. **Treasurers Report**-Susan

August 2018 – July 2019

Total Dues Raised: \$20,535.09

Total Other Income: \$2080.10 (boat ramp and donation to Gary for plowing)

Grand Total: \$22,615.19

Total Road Expenses: \$12,284.35

Total Lake Expenses: \$8,749.18

Total Other Expenses: \$8,018.64

Net Deficit: (\$10,140.52)

The Association has \$7,204.20 in checking as of 7/4/19 and 26 homes/land that have not paid the \$330 membership dues as of 7/4/19.

One of the additional expenses we ran into this year was replacement of the culvert at a cost of \$3,100. 2018-2019 was the fourth year in a row that the Association was in deficit spending. At the 2018 Association meeting there was not a quorum of members present to vote on raising the annual dues to cover the deficit and provide funds for the additional expenses. Your Association Board has discussed the seriousness of deficit spending four years running and recommends an increase in the annual dues from \$330 to \$500.

Other than maintenance of the roads and lake management, the Association doesn't have huge expenses. The Board unanimously approved a motion to recommend an increase in the annual dues to cover the deficit and provide money to spend on the lake maintenance, such as bio digestive pellets.

Jeanne asked a question regarding what are the "other" expenses? Other expenses include garbage, insurance, postage, State of Michigan fees, etc.

Question from Catt –Is there a Summary – or itemized budget/expenses. Do we currently have a budget in place? Regarding an Itemized budget for expenditures, The Board has not created an itemized budget. The Board does have 3 years of trending information, which will help with future budgeting.

Ron lives on a cul-de-sac, past winter he came to the lake twice and the cul-de-sac wasn't plowed. Ron was informed that there was a buildup of ice around the cul-de-sac that prevented the snow removal service from plowing. Ron was concerned that his propane company would not have access to fill his tank. We make sure the garbage dumpster area is plowed out The membership was advised that if they experience issues like that they should contact Susan so the situation can be investigated.

4. Committee Reports

Road Committee- Jim Martin – The Culvert was fixed quickly. There were 3 bids, and Boyd Excavation came in with the winning bid and completed the job. Plowing for this winter will still be contracted. The field that drains from the Elders farm by the damn is a possible future project for diverting the water. We will need to review existing culverts and potential new culverts in the future, but for now that will be an additional expense that is not budgeted for at this time.

Thank you to all the guys around the lake that help work on the roads: Gary Deal, Jim Martin, Gerry Lewis, Jeremy Gunderson, and Ed Klein.

Lake Committee-Ed Klein, business last year and the year before we looked into hydraulic dredging, but the cost is out of our range; 8 acres of treatment would cost a quarter million dollars. Mechanical dredging is also not an option. We are working with PLM and to determine the simplest and cleanest options. It is extremely important that each property owner-rake their lakeshore to get the muck out. The less muck in the lake, the more oxygen there will be in the water. A product to assist with muck removal is biodigester muck pellets. We have recently bought 150lbs for anyone who is interested in treating their lakefront. The pellets are biodigesters that dissolve the muck, suspends it, and moves it out. Muck pellet treatment is realistically the best and cheapest option we have. From a cost standpoint for us to be able to treat the lake there are a couple of areas of concern that we need to focus on. PLM recommends we treat a total of 4 acres that include these problem areas. The areas would be near the cove by Nancy Lashaway's house, the tight bays by the dumpster, and the beach area. Provided there are sufficient funds in the budget, we would like to start the treatments next. The treatment would be once a month starting in May and continuing through September.

Ed would do the treatment himself, rather than having PLM treat the lake, saving us \$1200. The cost for treating the 4 acres is \$2100. There is 30 plus years of sediment in the lake that needs to come out.

The Lilly pads are coming back, and they can only be treated on the surface unless we can do a pre-emergent. Earlier in May, we had PLM treat for algae blooms and then near record rains has washed out much of the treatment. Lilly pads have been treated, and per our permit, PLM can only treat occupied frontage. This means vacant properties cannot be treated. We are trying to work with PLM to save costs because we are spending money that we don't have.

The acreage we want to treat with muck pellets does not require a permit, it is the chemical treatment that we need the permit for.

Question from Catt Wainright, "have you considered aerating?" Yes, the Lake Management Committee has looked at this option. There is a cost for the equipment and then the electricity to use it. How much flowage depends on how far the aerator goes? The aerator doesn't give oxygen, but it helps to move sediment around. Treating any areas of the lake helps the entire lake. There has been a large bass die out over the last few years due to weather and lack of oxygen. Aeration has been tabled for discussion at this time.

Membership Committee-Dave Anderson; - welcome all new members who are attending the meeting for the first time. Would new members stand up? Eric Montgomery on the point, bought Ron and Jan's place, Sterling and Tammy Pepper bought Greg's place, Dave & Karen Kelsey bought Sid and Dorothy's place.

Fish Committee-Tim Workman- There is \$3,500 in the fund, and donations are a little down this year. Donations are still being accepted and needed. There was a Fish Committee meeting this morning regarding oxygen and trying to avoid fish die out. One of the items discussed was aeration being one of the best things we can do. There is still discussion regarding funding from the Fish Committee to do aeration, how much will it treat, and it may help the fish as they will congregate around the aerator. In regards to fish stocking, we stocked 600 bass in the spring. We have heard some fisherman are seeing a lot of bass in the 3-5lb category. Other ways the Fish Committee is discussing spending money, is by doing a fish study. The study would include what kind of fish we should be stocking in order to have the best fishing. The Fish Committee is always looking for more members. Currently we have 6 members on the Committee.

Building and Use-Mark Emmert; - The building use information is posted on our website, and we are very lenient, so if you are looking at building a shed or anything, please look at the building use information online at www.negauneelake.org Our restrictions limit nightly and weekly rentals of property as commercial use; however monthly use is accepted.

5. **By Law Amendment Update: This motion passed with super majority approval**

Items on ballot would be a change to the by law. Recent change as far as the ability to treat the lake. This amendment update allows us to treat your property without permission each year. Treatment will be automatic unless you choose not to have your area treated. We do have enough people today to make that vote go through by super majority.

Second item on the ballot is the **increase in the dues**. If you could all support this so we can continue to do the work around the lake. We have several people doing so much work on their own and it's a wonderful thing when all these come together. Thank you to everyone who helps out around the lake.

Motion to change the Weed Control Committee's name to Lake Maintenance and Improvement Committee and for Membership authorization of annual Maintenance Program. (Replace Article V Section 5 with the below.

Section 5. Lake Maintenance and Improvement Committee- This motion passed with super majority approval

The Lake Maintenance and Improvement Committee shall consist of one Chairperson and one member of the Association in good standing from each of the subdivisions, as shall be appointed by the Governing Board.

Recognizing the need to effectively manage any and all invasive species and/or overall health threats to the lake, the Negaunee Lake Maintenance and Improvement Committee (FKA Weeds Control Committee) was established through the approval of two-thirds of the Negaunee Lake Subdivisions 1-4 membership at the annual membership meeting held on July 6, 2019. The Committee is hereby authorized to arrange and contract for the ongoing assessment and control of all invasive species and/or overall health treats to the lake, and to petition the Board and Membership for authorization to expend funds for any future lake improvement projects.

Any contracts made by, or funds disbursed by said Committee, shall be binding upon the Association only when approved by the Chairperson and the Governing Board.

(See Act 451 of 1994 Part 309 Inland Lake Improvements)

Motion for increase in membership dues- This motion passed with super majority approval

To address our ongoing operating deficit and the cost of much needed additional lake treatment and after much consideration, your Association Board by a unanimous vote, has approved a motion for a dues increase to:

Home on or off water \$500
Vacant land off water \$195
Vacant land on water \$250

Questions from members:

1. How was the amount determined and can we get another amount due? By Jeanne Fitzgerald. The deficit was looked at and the second was trying to build a reserve
2. Did we look at other lake dues? Yes, we looked at several others, and our increase was still lower than others. For example, Lake Miramichi dues on lake are \$525.
3. Catt Wainright, what is the process we utilize for spending, can nonmembers spend the money? No, rely on the committees. Catt also mentioned awareness that anyone homesteaded on the lake is paying for road upkeep through the township. This is tabled for now. Babs will get more information from Catt.

4. Does the proposed increase in dues cover the fixed costs? And, how much does it give us for the extra? Yes, the increase will cover the fixed costs. It is yet unknown exactly how much this will give us as extra at this time. As membership is not mandatory, we have a very tough time creating a standard. Year over year budgeting is in the works, but it will take some time to gather trends. Best thing people can do is ensure their dues are paid on January 1st of each year.

Section 5. Quorum

A quorum of the Governing Board and 25% of the total membership represented at any meeting shall constitute a quorum for the transaction of business- All ran unopposed

5. Elections- (Ballot if any opposition)
Area 1- Rob Chown- Unopposed
Area 3- Jim Martin – Unopposed
Secretary-Babs Gunderson – Unopposed
Vice President- Nancy Lashaway-Bokina – Unopposed
6. Thank you to everyone who made today a success. A special thanks to Pricilla and Nancy who made the drinks; Laura and Pete who donated the brisket.
7. Some small reminders to please maintain speed limits down around the road. Dave Brickey mentioned he has made 3 more speed humps for around the lake and remind everyone there are thousands of dollars saved each year by members doing work versus contracting-.Traffic on the lake is counter clockwise.
8. 50/50 raffle \$154, won by Carolyn Fisher (sister of Debbie Lewis)
9. Motion to adjourn meeting 2:04 p.m.