FAWN LAKE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

September 12, 2026

Call to Order – At 11:00 a.m., Board Member Tony Buckett called the meeting to order.

Welcome and Introductions – Tony thanked the attendees for joining the meeting and advised documents of interest were on the tables before them. The board members introduced themselves and welcomed new neighbors Deb and Gene Allan.

Approval of the Annual Meeting Minutes of September 6, 2025 – Peggy Cromwell moved to approve the minutes as presented. Denise Bee seconded the motion, and the minutes were approved by acclamation.

Treasurer Report – Amanda McMurray reported that net income for 2025-2026 was $33,455.56, and total expenses were $33,446.31. The balance as of August 31, 2026 was $23,018.46. Amanda noted that last year's snowplow expense of $12,790.00 was the largest she has seen for many years. Annette Panter moved to approve the report, Denise Bee seconded the motion, which was unanimously passed.

Board Update - Tony advised that John Nicholson retired from his position as Board President, and thanked John in his absence for his dedicated work. Tony went on to state that the five remaining board members have agreed to go forward as a majority, whereby any member could raise an issue or make a suggestion, and if a majority of the others agree, we will proceed.

Thanks to Volunteers – Annette Panter thanked the volunteers who came out for Spring Cleanup. Al Eberle, a frequent volunteer, was recognized for filling potholes. Thank you also to those who cleaned up tree debris on Antelope Trail, and to the anonymous artist who re-painted our street signs.

Fawn Lake Website – Amanda advised that members can now pay their dues online, plus a 4% fee, at fawnlakehoa.net.

Allison Brandt asked the attendees what they would like to see on the site, which is public. She mentioned posting Fawn Lake's financial reports online, as does Lake Ogemaw Subdivision. Resident Peggy Cromwell noted that doing so will create an additional task. Amanda responded that property owners are welcome to call board members for information, but it would be simpler to post it on the website.

New Fawn Lake Facebook Page – Allison reported that because the Facebook page "Fawn Lake Subdivision" is owned by a private resident and cannot be maintained by the Board, a new page has been created and should be used going forward. It is under the name "Fawn Lake Association." Alllison asked that residents join the new page by inputting their Fawn Lake Address, email address, and agreement to be positive and polite. She added that it may take a day or two for the Board to approve requests.

Rifle River Access Update – Tony advised that while clear ownership has not been determined, it is proven that Ms. Golda has no claim to the property. The oldest document we have is a Certificate of Survey from 1981. At that time, the developer, Fawn Lake Investment Company, which was promoting and selling properties, was working with Detroit Bank of Warren. The document establishes that Fawn Lake Association members have access to the river. The title includes the names Irwin and Marion Shilke. Tony stated the following are options for clearing up the title:

- Quiet Title: Tony will research to learn what is involved.
- Determine any ownership by heirs of the Shilkes. The heirs would have to be found, which could be a laborious and costly project.

Tony noted that if any resident wishes to visit the property, they may encounter Ms. Golda. He suggested having both Fawn Lake's and Golda's tax documents in hand. Ms. Golda's document specifically excludes the southern 30 feet. Tony added that if Ms. Golda threatens to call the police, let her know you will await their arrival.

A question was asked about the layout of the Rifle River easement. Tony explained that it is a straight line to the water and has survey markers 4' into the ground. He added that on attendees' tables there are copies of a 2023 survey performed by Lapham Associates, with a diagram of the property.

Tony added that Fawn Lake Association's attorney, Mr. Freel, advised Ms. Golda's attorney that if she would stop harassing Fawn Lake residents, we would provide her an easement to use our property. Ms. Golda's gate is on our property, as are a number of boats.

Peggy Cromwell asked the value of the piece of land. Tony said he did not know, but thought a 30 foot path to access to the river might be worth $10,000. Amanda showed photos of the water's edge. Ms. Cromwell asked if anyone has ever used the access, and if the effort is worth the expense. Peggy Staso responded that we just need a group to clear the way. She stated that DNR regulations specify the width and depth of any path, pursuant to the Rifle River Naturalization Act. Peggy Staso added that 3 or 4 inches of mulch can be used, and brush can be cut, but larger trees must not be disturbed, nor can the river frontage be altered.

Peggy Cromwell asked how long Fawn Lake has pursued the matter and how much money has been spent. Peggy Staso responded that attendees at an annual meeting voted to pursue it to the end. Allison stated over the past three years, $3300 was spent. She added that we do not plan to spend additional money but are seeking volunteers to clear a path. Tony said that spending more money to get the path cleared might not be advantageous enough to residents. However, it might be reasonable with a volunteer workgroup. He added that volunteers need a thick skin to ignore Ms. Golda. Allison stated the Board will seek volunteers, then post the time and date.

Peggy Cromwell noted that most Fawn Lake residents are over 40 and that younger volunteers are needed for the work. She added that most people do not look at Facebook for volunteer opportunities. Greyling Brandt stated that if there is a worthwhile project, people will volunteer.

Resident Motion from Larry Bee – On Larry's behalf, Denise Bee stated that Larry is moving to have the lake restocked with fish, due to the kill-off last winter. Denise stated that according to the DNR, the deep freeze and three days of hard rain killed the fish due to a lack of oxygen. She added that she and Larry fish at least three times per week. Denise stated that between them, she and Larry usually catch and release 24-35 fish per trip, noting that this year, they are lucky to catch 6. Carmen Peters seconded the motion.

Greyling Brandt asked why we would restock if the lake can't support fish. Denise stated that she has seen ice deeper than 18". She added that she believes the kill-off was due to the prior lake treatment service's chemicals. Greyling said the coloration indicates low oxygen, and suggested

investing in aerators, after which fish could be added. Someone noted the considerable expense of aeration. Tony stated that Greyling was raising a new motion.

Peggy Staso stated that reoxygenation would help support the fish, adding that decomposing matter used up oxygen, and the lake may need time to replenish. She added that Savin has done a better job than the company we used last year.

Tony asked the cost to restock. Allison said a few years ago, it was $2.00 per fish, noting that a number of Michigan restockers have closed their businesses, so the fish must be brought in from other states. Allison said in 2023, the cost was $2500 and Included hybrid bluegill, croppy, wide-mouth bass, and delivery. Peggy Cromwell thought it may be unwise to add many fish if the lake cannot support them. Allison advised she will talk to Savin and the DNR for their perspectives on how many fish the lake can retain.

Motion and discussion – Tony stated that there is a motion to restock the lake at a cost not to exceed $3,500. A brief discussion ensued regarding who may vote, and Peggy Staso stated that Section 3 of the bylaws state that property owners are entitled to one vote per resident or family, as long as they are current on their dues. She added that it does not matter how many lots are owned by the resident or family.

Vote – Ayes 11, Nayes 8.

Motion and discussion – Tony stated there is a motion to investigate the health of the lake. Greyling Brandt stated we should determine the state of the water and consider aeration before adding fish. Peggy Cromwell seconded the motion.

Vote – Ayes 13, vote carried.

Tony stated we will first investigate the health of the water, then restock.

Board Elections – Tony asked if anyone is interested in joining the board. Allison noted the group meets every two months to discuss assorted topics. Tony suggested interested people read the bylaws and restrictive covenants. No one volunteered to join the board.

New Business – Peggy Cromwell asked if we would continue to require that residents submit their Annual Meeting questions or motions ahead of the meeting. Allison responded that doing so allows the board to be prepared and ready to share information. Tony noted he placed documents on the tables regarding how the Homeowners Association works. He stated that the Board does what the residents and property owners want via motion, second and vote, after which the Board implements the request.

Adjournment – At 12:20, a motion to adjourn the meeting was offered, and Don Wiebrandt seconded it.