



# Lake LeAnn

## PROPERTY OWNERS ASSOCIATION

Annual 2008

P.O. Box 308 Somerset Center, MI 49282  
Location: 10614 LeAnn Blvd.

Phone: 517-688-9704 Fax: 517-688-4245

Email: lakeleann@frontiernet.net

### Office Hours

Monday 9:00am – 12:00pm  
Tuesday 12:00pm – 6:00pm  
Friday 10:00am – 2:00pm  
Saturday 9:00am – 12:00pm

Log on to the website to view all current LLPOA information ~ WEBSITE: [www.lakeleann.org](http://www.lakeleann.org)

If you would like to get in touch with the Board of Directors: Find them on the web-site, lakeleann.org, or call the office.

## IMPORTANT DATES

**May 17<sup>th</sup> Township Clean Up Day**  
8am – 1pm

Dumpsters available at  
McCourtie Park.  
Contact the township at 688-9223 for  
more info.

**June 7<sup>th</sup> LLPOA Garage Sales**

Please contact the office at  
688-9704 to be part to our map of  
lake sales

**June 14<sup>th</sup> LLPOA Annual Meeting**  
10am – 12pm

*Annual Dues must be paid  
to attend meeting.*

**June 17<sup>th</sup> Goose Round Up**

Meet in the middle of the lakes:  
North Lake at 7am,  
South Lake at 8am  
If you can help - please contact the  
office 688-9704.

*Reception at the office  
immediately following*

**July 4<sup>th</sup> Township Fireworks**  
at dusk

**Boat Parade 4pm**  
Decorate your boat  
Meet at the launches

**July 5<sup>th</sup> Rain Date for above**

**August 2<sup>nd</sup> Golf Outing**

## ANNUAL MEETING NOTICE

**Saturday, June 14, 2008**

10 a.m. – 12 noon

**\*\* Please arrive early; registration to vote begins at 9:30 a.m. \*\***

*(registration to conclude at 10:15 a.m.)*

There are many items of importance to the Association Membership that are to be reviewed and will determine the course of action desired by the membership for maintaining an enjoyable lake community.

**LOCATION : Somerset Township Fire Station  
12715 E. Chicago Road, Somerset, MI 49282**

## STANDING COMMITTEES

All association committee meetings are open to any member who wishes to attend. They are held at the office and members are welcome to attend and share their thoughts and concerns. The schedule of regular meeting times is posted below. You can also find it on our web site or information can be obtained by calling the office during regular hours.

*Please consider joining us !*

Committee	Meeting schedule
Board of Directors	4 <sup>th</sup> Wed of month at 7 PM
Building Control	1 <sup>st</sup> Wed of month at 7 PM
Lake Control	2 <sup>nd</sup> Mon of month at 7 PM
Maintenance	1 <sup>st</sup> Thurs of month at 6:30 PM
Rules and Regulation	4 <sup>th</sup> Thurs of month at 7 PM

**Committee Meetings** are held at LLPOA office  
**Board of Directors** meet at Somerset Township Community Room

**LLPOA GOLF OUTING** Contact person : Pat Wynn 688-9012

When: Saturday, August 2, 2008

Location: Clark Lake Golf Course

18 holes with cart Cost: \$50/person

Hot dogs at the turn and a Pasta Buffet Dinner

## ANNUAL MEETING INFORMATION

We are pleased to announce that this year's Annual Meeting will be held at the **Somerset Township Fire Station**.  
**Please note that only members in good standing will be allowed to attend the meeting. No Exceptions.**  
**All dues and fees must be paid by noon on Friday before the meeting in order to attend.**

Again this year your board members would like to be prepared to address your issues or concerns. Please call the office or your subdivision director prior to the meeting with questions, concerns or issues that you would like addressed at the meeting. The appropriate board member will attempt to address it in their prepared comments at the meeting. Please call no later than the week preceding the meeting.

We will have a microphone system in order for everyone to hear the discussions and information at the meeting. A microphone will also be available for members to use during the meeting when they wish to address the membership and/or board. You will be asked to form a line. As each member's comments are equally important, we ask that as you wish to address the board or membership you use the microphone, state your name, subdivision and number you were given during registration and be as concise as possible. All other members who are in line will have the opportunity to address their issue in as much as time permits. Each member will be allowed to ask one question. If you have further comments please get in line again in order to allow for other members questions, issues or concerns to be heard. We hope this system will allow more participation by a greater number of members. The Board will address questions as they are presented by a member.

*Board members will remain after the formal meeting adjourns in order to address as many members' questions as possible.*

### **The Board of Directors submits the following proposed By-law changes for membership approval.**

**\*\*\*\* Please note that all additions are listed in bold italics.**

#### **Article V – Association Powers and Duties**

##### **Section I. Fiscal Year**

The Association shall conduct business on a yearly basis that shall be from ***January 1 to December 31.***  
(Formerly read from March 1 to March 1)

#### **Article VI – The Board of Directors**

##### **Section A. Powers & Duties**

(2.) At ***the next regularly scheduled*** Board of Directors meeting ***following*** the Annual Meeting of the membership, select a President, one or more Vice Presidents, a Secretary, and a Treasurer.  
(Formerly read At a Board of Directors meeting, no later than fifteen days from the Annual Meeting of the membership...)

#### **Article VIII – Association Officers**

##### **Section C. Term**

The term of all officers shall be for one year. The Officers shall be installed as the last order of business at the September meeting, ***whenever possible.***

##### **Section F. Duties and Responsibilities**

(3.) Secretary. ***The Secretary, upon election, shall be a member of the board of Directors.*** The Secretary shall be present....

(4.) Treasurer. ***The Treasurer, upon election, shall be a member of the Board of Directors.*** The Treasurer or designee shall have....

#### **Article IX – Committees**

##### **Section F. Budget and Finance**

(2.) (a.) To prepare and present to the Board of Directors a budget for the fiscal year by the ***November*** meeting.

(Formerly read the February meeting)

**Call to Order** by President Maureen Butrico at 10:05am

Pledge of Allegiance. Moment of Silence for our men and woman serving the country.

**Roll Call:** President Maureen Butrico, Vice President Lori Coyle, Secretary Theresa Gray, Treasurer Debbie Pelmear, Directors Jo Ann Colton, Scott Pickard, Bill Wehrwein, Ron Forsberg, Ron MacRitchie, Rick Lobliner, Debby Wynn, Jeff Gears, Marie Milbourne

**Absent with Advance Notice:** Nick Thomas

The audience consisted of 184 registered voters.

**Determination of Quorum** executed.

**Employees:** Michelle Gramm, Julie Sinkovitz, Lee King

Corrections to 2006 Annual Meeting Minutes as follows: page 3 Architectural Review report was not included in mailing, (copies at the 2007 meeting or member can pick up at the office), page 3 first paragraph spelling error Pay to Pat, page 4 under New Business word left out: Butrico took some "time" to reflect on Matt. Lori Coyle Motioned to approve the 2006 Annual Meeting Minutes as corrected. Theresa Gray Seconded. Motion Carries.

Agenda was amended to address the Motion for the LLPOA to immediately place lot 32 Indian Hills for sale at the beginning of the meeting and also to include Rules and Regulations after Architectural Review Committee, to change Lake Control report and Lake Study Results given by Scott Pickard, Architectural Review report given by Ron MacRitchie. Phil Duncan/Indian Hills Motioned to approve the agenda as amended. Rita Boyer/Cherry Park Seconded. Motion Carries.

Lori Coyle recapped the events regarding the island lot. This issue is not coming from the Board, but rather members of the Association. Starting in 1991 the island lot has presented problems to the owner of the lot. In 1994 the LLPOA president purchased lot 32 in Indian Hills without Board approval. A special committee was formed in September 2003 to investigate the numerous complaints related to the use of the island lot. In December 2003 the committee presented its report to the Board which included the following: lot not zoned as a park, approval of the adjacent lot owners needed to rezone, trash left behind, fires burning unattended, 4<sup>th</sup> of July party on island left one person dead, problem with trespassing on adjacent lots and dogs left unleashed. The committee recommended to immediately discontinue use of the lot and to sell it, which a legal opinion indicated that the LLPOA could do, as it was not designated as an Outlot. A conditional use permit to use the lot as a park was granted, but without Board approval. The permit was not obtained because Board did not request it and the adjacent lot owners did not approve. In July 2004 the Board convened another committee to review the costs in making the island a park. In April 2005 a final report from the Land Study Committee concluded confirmation of the reported problems, land inaccessible and limited use for members, increase liability for LLPOA and recommended minimum repairs totaling \$15,900 - \$18,700. At the 2005 Annual Meeting membership voted that general membership must approve the selling of any LLPOA property. To use the lot as a park requires a conditional use permit and approval of lot owners within 300ft of the lot. A picture was displayed to show that the sandy beach area members use is not the LLPOA lot. Consequences of keeping the lot include increased dues for sanitation facilities. No port-a-john company will provide service to the island lot because it requires a federal permit to transport human waste across open water. Estimated costs for a restroom facility is \$9200 for an electric toilet with septic and \$8500 for a standard toilet with septic. A building to house restroom could cost \$84,685, which includes a cement block restroom with steel roof, drain field to MI code, water well and permits. Repairs to the land to control erosion \$16,000 – 18,700 (based on 2005 pricing). Also, enforcement and maintenance costs associated with this. These costs were not figured into the increase of dues in 2005. Therefore, if this motion fails and we keep the island lot a one time assessment, effective immediately, to begin construction of the project, approximately \$20-\$50/lot and an increase in dues for ongoing maintenance of the facility needs to be approved, approximately \$5/lot/yr. Therefore it is moved that the LLPOA immediately place Indian Hills lot 32 for sale.

Debbie Spicer, Township Clerk, informed us that a conditional use permit was signed by the President of the LLPOA and was approved by the township. The adjacent lot owners (within 300 ft) were notified and able to come to the township hearing to voice their opinion. They did not need to approve the CUP (conditional use permit).

Dan Dear/adjacent lot owner: Not in favor of using the lot as a park and ask that members appreciate their property just as they appreciate their own. They continue to have members use their property without permission and have faced many problems.

Additional comments from members: need to work it out and enjoy the lot, people need to control their kids and not give them the keys to the boat after dark.

*Draft of minutes cont.....*

A Motion and Second from the Board of Directors to immediately place lot 32 Indian Hills for sale. A count of votes was taken: 76 yeas, 91 nays. Motion Failed. Maureen Butrico asked that everyone who voted against please be part of the solution and get involved in keeping the lot clean and problem free.

### **STANDING COMMITTEE REPORTS**

**Executive:** A Strategic Planning Meeting was held and the Board adopted a vision and mission statement. Vision: The Lake LeAnn Community will be safe and friendly, respectful of individuals and its natural resources; exemplified by a cooperative attitude which is just and fair to all.

Mission: Our mission is to serve and protect the Lake LeAnn Property Owners Association, a private lake community, representing all members with a caring and responsible attitude by imitating actions that will preserve and enhance all common and individual assets.

The committee has also begun to look at our deed restrictions, which will be discussed later by our attorney, Phil Baither.

**Budget and Finance:** We changed the tax year end from Feb 28<sup>th</sup> to Dec 31<sup>st</sup>; all accounting functions are on QuickBooks, increasing accounting efficiencies. Goals include: continuing to increase automation and having a balanced budget moving forward. Financials available in the office for members to view.

Member concerned with legal fees. From June 2006 – May 2007 fees as follows: \$14,509 for Lasecki/Gibson case; \$10,855 for general matters, including Outlot research, mooring, island mooring, deed restrictions, etc.; \$1,518 for BCC matters.

**Lake Control:** Committee has obtained the permits for weed treatment. A new product used on the north lake did not work, so Professional Lake Management (PLM) retreated at no cost. Using a harvester in July. Continue to monitor water quality. We would like to use SONAR, but DEQ needs more information from PLM. Looking into milfoil weevil, a predator of the Milfoil plant.

Many lakes experiencing dead fish per PLM. Committee looking into adding fish habitat. There is a need for more members on this committee.

This spring we stocked channel catfish per DNR advisement. This fall would like to stock walleye if the supplier can show the fish are free of a fatal virus.

We will increase our efforts to identify illegal watercraft on the lakes, monitor illegal use of the gates and to identify members and guests who do not follow boating rules of the State and LLPOA.

Please return your fish surveys.

Lake Study: brief overview of the Lake Study was given including the physical characteristics of the lakes, watershed uses, type of lake = eutrophic, results of phosphorus testing shows north lake higher in phosphorus. Recommendations: 1. aquatic plant control through chemicals and harvesting 2. dredging needs to be done in certain areas, but it is too expensive 3. watershed management including using phosphorus free fertilizers, need for sewers, keeping fire pits away from the lake and wetland protection.

**Maintenance:** Colton commented on how her committee was one of the best and she thanked each member for their help. Also a big thank you to Rick Griffith who helped fix the north launch gate.

The committee has purchased a dump trailer and a power washer this year. They have also planted new trees. We are working on putting up a seawall across from the south launch and also recapturing 9ft of lost land at that area to maintain the easement for the members on the peninsula.

LLPOA has collected 13,700 for mooring improvements this year and based on the prioritizing of the land study along with the mooring study we will begin to spend that money. Pictures were shown of boats that were mooring incorrectly. Your boat must not touch the shore.

**Architectural Review/BCC:** The Building Control Committee was set up by American Central to protect property values and enforce building in accordance with the deed restrictions. BCC members do not have to be members of the Association. The Board wants the BCC to be a standing committee, just as the other committees are. The current voting members of the BCC are Rick Lobliner, Dave Luke and Bill Stuard.

The committee approved forty two projects and has thirty four applications.

**Rules and Regulations:** The committee presented and passed two new rules this year, which can be found in your May newsletter. This committee needs members. We also need volunteers to help identify fire pits too close to the water. Ash has high levels of phosphorus in them.

**Election of Directors:**

Nominations were accepted for the Election of Directors. The following slate was voted in uncontested.

08-Greenbriar	Maureen Butrico	3 year term
05-Royal Shores	Lori Coyle	3 year term
13-Laguana Park	Marie Milbourne	3 year term
04-Indian Hills	Bill Wehrwein	3 year term
03-Maquago Hills	Scott Pickard	1 year term, serving in subdivision they do not own
14-Crystal Estates	Theresa Gray	1 year term, serving in subdivision they do not own
15-Highland Green	Debbie Pelmear	1 year term, serving in subdivision they do not own
11-Westdale	Ross Flick	2 year term to complete rotation
10-Fariway Hills	Betty Woods	1 year term to complete rotation

There is also a vacancy for Plaza, which occurred after the newsletter went out so that position will be voted on at the next Board meeting.

**SPECIAL COMMITTEE REPORTS**

**New Office:** A layout for the new office was shown. It is a basic floor plan including, two offices, lobby, restroom, two committee rooms and a walkout basement. The office will be located at Father Richard Park. We are doing a cost analysis for renting vs. owning.

**Litigation:** Attorney Phil Baither gave an oral report on our current legal issues.

We are working to change our deed restrictions to bring them more up to date and to bring the BCC under the auspice of the LLPOA. The developer appointed the BCC and made it a self perpetuating committee. Currently the only recourse against the BCC is a law suit. Changing the deed restrictions would give members the ability to appeal the decisions of the BCC to the Board of Directors. Changing the deed restriction is a long process which includes finalizing the amendments and obtaining notarized signatures of the majority of lot owners in each subdivision.

The LLPOA is currently in litigation with members Lasecki and Gibson concerning a strip of property in Indian Hills, Outlot B. Lasecki received permission from the Board of Directors to dredge the channel and after the dredging he put up no trespassing signs. Lasecki/Gibson filed a lawsuit for continued and perpetual use of that land. We are now appealing the decision of the County Judge at the Michigan Court of Appeals.

**NEW BUSINESS**

A Motion and Second from the Board of Directors to revise the Bylaws to add under Article III Section B. Dissolution.

(3) In the event the LLPOA is dissolved, existing property liens and assessments will remain valid. Any assessment owned by LLPOA at the time the Association is dissolved, will be collected and equally returned to the Members of the Association in good standing at the time of dissolution. Motion Carries unanimously.

A Motion and Second from the Board of Directors to give the LLPOA Board of Directors the authority to conduct goose population control annually or at their discretion. Motion Carries unanimously.

**OPEN FORUM**

Various topics of discussion were brought by members including: the new office, mooring policy, house abandonment, business in the association. The Board of Directors responded to the above as follows: the Association will not need a dues increase to support the new office, we received funds through donation; the current mooring policy accomplished our goal and we have sites left over; additional information about the abandoned house was needed; our only recourse in regards to businesses in the association comes from our deed restrictions, we need to work with the township.

Meeting adjourned at 12:18pm.

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Michelle L. Gramm  
LLPOA Office Manager

**LAKE LEANN PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING TENTATIVE AGENDA  
JUNE 14, 2008**

- 10:00 – 10:01**            **CALL TO ORDER – Pledge of Allegiance – President Lori Coyle**  
**10:01 – 10:02**            **ROLL CALL** and determination of quorum  
**10:02 – 10:04**            **APPROVAL** of June 9, 2007 Minutes

**10:04 – 10:55**            **COMMITTEE REPORTS**

- **10:04 – 10:16** Executive Committee – President Lori Coyle
  - Deed Restrictions: changes and process – Maureen Butrico
  - Septic Pumping/Inspection – Maureen Butrico
- **10:16 – 10:20** Budget and Finance – Treasurer, Debbie Pelmeur
- **10:20 – 10:30** Lake Control – Nick Thomas
  - Aeration Presentation– Nick Thomas
- **10:30 – 10:40** Maintenance – Jo Ann Colton
  - Mooring – Scott Pickard
- **10:40 – 10:45** Building Control – Zack Devine
- **10:45 – 10:55** New Office – Zack Devine

**10:55 – 11:25**            **ELECTION OF DIRECTORS**

The following Director positions are available and will be elected at the 2008 Annual Meeting:

<b>Grand Point -</b>	<b>3 year term</b>	<b>Maquago Hills -</b>	<b>2 year term</b>
<b>Grand View -</b>	<b>3 year term</b>	<b>Plaza -</b>	<b>1 year term</b>
<b>Highland Hills -</b>	<b>3 year term</b>	<b>Crystal Estates -</b>	<b>1 year term</b>
<b>Cherry Park -</b>	<b>3 year term</b>	<b>Highland Green -</b>	<b>1 year term</b>
<b>Fairway Hills -</b>	<b>3 year term</b>		

**Nominations will be accepted from the floor. Members must be present to run for a Director's position.**

Duties of a Director: Must attend monthly board meetings on the 4<sup>th</sup> Wednesday of the month, must serve as an active member on at least one standing committee, i.e. attend monthly meetings, perform tasks and assignments for the committee. Each director must sign a "Fiduciary Agreement" which requires that he/she represent the best interests of the members of the LLPOA and refrain from any vote or actions where he/she can not remain fair and unbiased.

**11:25– 11:30**            **UNFINISHED BUSINESS**

- **Legal and Litigation Committee – Update** - Maureen Butrico

**11:30 – 11:45**            **NEW BUSINESS – Lori Coyle**

- **By Law Revisions**  
Please refer to page 2 for proposed By Law changes submitted by the Board of Directors
- **Motion from the Board of Directors** – "It is moved to have a special assessment of \$17.50 per lot to build a fund for dredging/aeration."

**11:45 – 12:00**            **OPEN FORUM**

**12:00**                    **ADJOURNMENT**

**12:00 – 12:30**            Board of Directors will be available to answer any additional questions or concerns.

**Please join us at a BBQ following the conclusion of the meeting.  
Your donations from 2007 fully covered the cost associated with this lunch.  
Donations today will fund the BBQ in 2009.**

## NEW OFFICE

Ground breaking will be this spring for the New Office! The site is on Waldron Rd. just south of Crystal Lake Dr. at Fr. Richard Park. The priorities are to keep the costs in line with the existing office budget, keep the natural wooded setting as much as possible, and to resurrect the park for members use. All information is available to members. There is a link from the LLPOA web site for current information. The New Office Committee will be happy to answer any questions or concerns.

Please feel free to contact the office to leave a message for the Committee.

## LAKE AERATION

The Lake Control Committee has been very busy trying to come up with affordable and effective ways to handle some of the problems that face our lake. One serious issue that we are currently facing is that there are an increasing number of areas on the lake that are no longer navigable due to ever increasing amounts of sediment (muck) and shifting of bottom lands. This has been confirmed by our lake treatment professionals (PLM) and also by (PAE) the company who performed our comprehensive lake study. Our own studies have shown reduced water clarity throughout our boating season as evidenced by our Seechi Disc readings last year, and ever increasing plant and algae growth. We also know that our nitrogen and phosphorus levels are too high.

Certainly there are things we can all do on a personal level to improve and protect our waters and we have provided educational information in this regard. We will continue to try and educate our members and present action steps we can all take to help, but this is not enough.

One solution is to dredge the areas, but we will limit this technique to only areas where there is no other alternative because this is extremely costly, up to tens of thousands of dollars per acre. Another solution is **Lake Aeration**. We are very excited about this potential fix for some of our problems. We have been investigating lake aeration which has proven very effective in reducing bottom sediment and also improving oxygenation of the water, resulting in increased clarity, better environment for fish and reduction of nitrogen and phosphorus. In one Michigan lake the sediment was reduced by a foot per year. Lake aeration is energy efficient and helps to create a more healthy lake affordably and naturally. The results are not as dramatic as dredging, because it will take longer to see the positive effects of aeration, but it will be much cheaper and will cause far less disruption than a dredging project.

At the Annual Meeting you will be asked to approve a special assessment of \$17.50 per lot, to be used exclusively for the installation of an aeration system in our most affected areas. This special assessment is not a dues increase; it is a one time assessment to be paid in 2009. We will monitor the results closely and keep you informed of the progress.

More information will be available at the Annual Meeting. Please help us improve our lake by approving this small assessment. **Vote Yes on Lake Aeration**

For more information go to: [www.vertexwaterfeatures.com](http://www.vertexwaterfeatures.com)

## BOATER SAFETY CLASS

The Hillsdale County Sheriff Marine Patrol has advised that for the convenience of the Lake LeAnn and Lake Somerset residents, they will conduct a **Boater Safety Class on Saturday, June 7, 2008, at the Somerset Beach Campground**. Any one 12 years of age and older is welcome to attend. There is no charge for the class. Registration starts at 8:30 a.m. and the class at 9:00 a.m. Advance registration is not available. There is only a 30 minute lunch break, therefore, it is recommended each person bring a bag lunch and beverage. Any one born after 12/31/78 may not operate a Personal Watercraft until they have successfully completed a boater safety class.

## WATERCRAFT RULE REMINDER

Residents are reminded that Personal Watercraft may only be operated between 8:00 a.m. and one hour before sunset. All boats with an out-of-State Watercraft Registration that are operated for the Summer season on Michigan lakes must be re-registered with the State of Michigan and have Michigan watercraft registration numbers displayed.

LLPOA  
P.O. Box 308  
Somerset Center, MI 49282  
Phone: 517-688-9704 Fax: 517-688-4245  
Email: lakeleann@frontiernet.net

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*Address Service Requested*

***NEED for VOLUNTEERS***

- Let the office know if you would like to give some time to the Association –
- Committee Member, Office Angel, or Director
- The office keeps a current list for contacting.

