

**Lake Mitchell Property Owners Association**  
**Approved 2025 Annual Membership Meeting Minutes**  
**Saturday, June 28, 2025    Approved**

The meeting was held in the Camp Torenta community hall with 53 people in attendance as well as board members Jackie Erway, Gary Huyge, Greg Wahl, and Hugh Hufnagel. The annual meeting started shortly at 10 am and ended at 11:15 am, preceded and followed by a “Meet & Greet” period with refreshments.

1. **Welcome:** Jackie Erway welcomed the property owners and introduced the LMPOA board members who briefly described why they volunteered to serve as board members. She also provided a short history of the LMPOA and its mission.
  
2. **Accomplishments:** Jackie discussed LMPOA board accomplishments during the past year as follows.
  - Attended LMSA and LMIB board meetings: Advocated for property owner representation and provided input and feedback from a property owner perspective.
  - Attended Selma and Cherry Grove Township board meetings: Advocated for fair and reasonable short-term rental ordinances in each township. Provided input and feedback on other topics of interest to Lake Mitchell property owners.
  - Advocated for issues identified in the 2024 LMPOA member survey.
  - Reduced annual membership dues from \$50/year to \$25/year as suggested at last year’s annual meeting.
  - Communicated with members via LMPOA website, Facebook page and member emails.
  - Distributed LMPOA membership flyers at each lakefront property.
  
3. **LMPOA business:**
  - Board member vacancy: Jackie noted that there is a board member vacancy for a property owner who lives at the lake full-time. She asked anyone interested in serving to contact her for details.
  - Board member election: Because the current board members were all elected last year there was no need for an election this year.
  - Membership update: Gary reported that approximately 70 property owners had already paid their 2025 annual membership dues. This number is down from 2024 because membership flyers have just recently been distributed door to door around the lake.
  - Financial update: Gary reported that the current fund balance is approximately \$13,000. This is more than adequate to meet expected annual expenses, but low if the association would run into any issue requiring legal input.
  - Donations policy: Gary and Jackie noted that the association has been approached recently to contribute to a couple of organizations seeking to improve the quality of life at the lake. One request was to support the Cadillac July 4<sup>th</sup> fireworks, and another was to support the west side businesses (near the M115 and M55 intersection) making seasonal decorations. Following discussion by the members in attendance, there was a consensus to provide some limited support (up to \$500) to organizations specifically focused on the Lake Mitchell area.

4. **Short-Term Rental update:** Hugh described efforts over the past year to provide input to both Selma and Cherry Grove Townships as they developed and approved Short-Term Rental ordinances. His report was made in four sections: (1) statistics, (2) people, (3) problems, and (4) other.

<b>• Statistics:</b>	<u>Cherry Grove</u>	<u>Selma</u>	<u>Total</u>
Total STRs estimated	20	20	40
STR permits granted	16	17	33
Permits on Lake Mitchell	14	13	27
Permits in other areas	2	4	6
Permits with exceptions*	?	11	?
Permits denied	5	2	7
Permits in process	4	0	4
Reach outs**	4	2	6
STRs without permits	2	2	4
Legal action in process	4	1	5

Note: \* Permits granted which do not meet ordinance requirements. Example: Too many occupants approved due to inspection errors which are being corrected for 2026. Example: STRs are too close together due to previously operating STRs approved on a grandfathered basis.

Note: \*\* A “reach out” is when the township had to contact an STR that was operating without a permit or refused to apply for a permit.

<b>• People:</b>	<u>Cherry Grove</u>	<u>Selma</u>
Township lead person	Lynn Nixon	Carol Perrin
Inspections	Noah Knauf	Tony Fleischfresser
Administration	Teresa Williams	Carol Perrin
Enforcement	Lynn Nixon, Ben Pearson	Kris Piskor

- Problems:**
  - (1) Administrative mistakes/inspection errors: Over occupancy, parking approvals. Staff orientation learning curve.
  - (2) Unclear processes: Enforcement/violations/fines (on site, legal), ordinance deficiencies which require ordinance modification.
  - (3) STR renter behavior: Parking on lawns/narrow roads, noise/profanity, over occupancy.
  - (4) STR owner behavior: Ineffective fire extinguisher placement, advertising over occupancy, signage indicating local agents not easily visible to neighbors, willfully not following the ordinance, forcing enforcement action.
- Other observations:**
  - (1) Cherry Grove has an STR software management system that tracks STRs and includes a portal enabling STR owners to apply for a permit online.
  - (2) Some STR owners want strong, enforced ordinances for two reasons. First, too many STRs too close together dilute the pool of potential STR renters. Second, following STR

ordinance requirements helps STR owners shield themselves from liability for renter behavior. Example: STR owners could lose their property/business insurance policy and/or be more apt to be sued by a renter who has an accident/fall/fire on the property.

(3) Building codes as well as fire codes need to be part of the STR inspection process, particularly where bedroom occupancy is concerned. Approved bedrooms need to meet standard egress requirements (window size, distance from the ground). As one property owner said at the meeting “Safety always wins in the courts.”

5. **PFAS update:** Jackie reported that two residential properties on Lake Mitchell have recently tested positive for PFAS. She advised property owners wishing to have their well water tested that a PFAS testing kit can be ordered online at [cyclopure.com](https://www.cyclopure.com) at a cost of \$79.
6. **Lake health, fishing issues update:** Ron Moelker described LMIB weed control efforts this year, noting that weed control chemicals were applied only in the coves in June because weed growth was limited at that time due to the winter and spring weather. Property owners were encouraged to attend LMIB meetings to learn more and to ask questions. Ron also reported that fishing has been more difficult this season due to similar factors that inhibited weed growth. As conditions will change for weed growth, they will also change for fishing. Property owners asked questions that Ron answered. Greg Wahl also described efforts to monitor and report lake levels on a regular basis.
7. **LMSA update:** Dave Kuyers reported on the status of sewer equipment replacement efforts, noting the areas around the lake that have already been completed and those that were on the schedule to be completed this summer. He also noted what work would need to be done in future years and that it may take an additional \$15 million to complete the entire project.

Regarding fund-raising efforts, Dave noted that we did receive one State of Michigan grant this year with help from LeAnn Droste (former LMPOA board member) and that our local state representative Joe Fox was very helpful in including a request for substantial financial support in the 2026 state budget. The chances of receiving that grant appear doubtful.

Additionally, Dave said that inspections of cottages and residences around the lake would continue to determine if there were still any sump pumps still in operation. Unauthorized sump pump use raises sewer costs for all customers because our wastewater treatment fees are based upon the volume of sewage water flowing through our sewer system to the wastewater treatment plant. He urged property owners to cooperate with these inspection efforts during the remaining summer months.

Dave answered property owner questions about these and other sewer-related issues and encouraged property owners to attend monthly LMSA board meetings to learn more and provide their input on sewer system related issues.

8. **Socializing:** Board members were available to individually answer additional questions on any topics discussed during the meeting and other topics that did not come up during the meeting. Lake Mitchell logo wear was available for purchase during this time.
  
9. **Next Annual Meeting:** Saturday, June 27, 2026, from 9:30 am to noon

*These minutes were revised by Hugh Hufnagel on July 10, 2025.*