

Lake Mitchell Property Owners Association
Board Meeting Minutes
January 27, 2025 Approved

Attendance: Jackie Erway, Gary Huyge, Hugh Hufnagel, Greg Wahl, (one position vacant)

1. Minutes from 10-30-24 board meeting: Approved as distributed.
2. LMPOA board member vacancy
 - Candidates: Several people have been identified in the past several months as potential candidates but all of them contacted have declined to serve for a variety of reasons. **Action:** Jackie will post the board opening on the LMPOA website, in an email to all property owners on the LMPOA mailing list and on the private LMPOA Facebook page. Existing board members will continue to reach out to lake neighbors and others who may be interested and eligible to be on the LMPOA board.
3. LMIB issues
 - Boat washing signs: LeAnn previously said that she understood that the DNR did have funding available for one boat washing sign per lake. It is assumed that one sign could be placed at the Lake Mitchell boat launch and one at the Lake Cadillac boat launch, each of which is in the state park between the two lakes. Following the previous board meeting, **Action:** Gary did talk to LeAnn and received contact information for the DNR person. Gary has sent that person an email requesting information on how to have the signage acquired for both Lake Mitchell and Lake Cadillac. Gary is waiting to hear back from the DNR contact.
 - Michigan Lakes & Streams subscription monitoring: Greg reported that the ML&S monthly publication is being sent to him and that he has contacted the person there to change the digital password. **Action:** Greg is regularly reading the publication now and will report information of interest to the LMPOA board at board meetings. The current subscription expires in May and will be renewed.
4. LMSA update
 - Rate increase unhappiness: Jackie reported that there is a small group of customers who are not happy with the recent rate increase and that these people have not come forward in the past to support our efforts to secure property owner representation on the LMSA board. Following discussion, the board decided to monitor their activity at LMSA board meetings but not to work directly with them.
 - Open board position: Greg noted that the Clam Lake Township representative position has not yet been filled.
 - Other issues: (1) Greg and Jackie are regularly attending LMSA board meetings and noted that the Michigan DNR has requested an update on the status of the Administrative Consent Order (ACO) by September 1st. It is feared that all LMSA responsibilities will not be met due to funding shortfalls. (2) Speaking of funding, LMSA has indicated that unless additional funding is secured from other state and federal grant sources, monthly service fees could increase dramatically again in the future. (3) Hugh noted that the dialog with the Bridge Michigan environmental reporter (Kelly House) continues, and that Dave Kuyers (LMSA board chairperson)

has written her a summary of the financial situation LMSA is dealing with. (4) Greg also reported several technical issues with the newly installed equipment that could result in costly repair problems if not addressed in the next few years. Dave Kuyers is aware of these potential problems. (5) The LMSA board meeting schedule has been changed to the 3rd Monday of each month at 5:30 pm at the Selma Township Hall.

5. Short-term rental ordinance updates

- Selma Township enforcement concerns: Hugh reported that the Selma STR ordinance is not being properly administered and that STR's are being granted approval for more occupants than allowed by the ordinance (two people per bedroom). The problem stems from the person doing the inspections not following the ordinance and making on the scene decisions that he is not authorized to make. The township clerk (Carol Perrin) is aware of these issues and has said that she will correct them but has not yet done so. Others in the township management and board are also aware of these mistakes.
- Cherry Grove Township ordinance: Hugh reported that he read the Cherry Grove STR ordinance and determined that it was well-written and is mostly consistent with the Selma ordinance with the following notable exceptions. (1) The separation distance between STRs in the Cherry Grove ordinance is 500 feet vs 1,000 feet in the Selma ordinance. (2) The Cherry Grove STR annual permit renewal period is October 1st through November 30th each year and Selma has no fixed renewal period making it more difficult to understand and administer. (3) The Cherry Grove ordinance appears easier to enforce (and administer) and is less subject to the individual judgments of the township supervisor than the Selma Township ordinance is. Jackie noted that Cherry Grove Township hired Teresa Williams to administer their STR ordinance separately from the fire department inspections.

6. LMPOA communication efforts

- Website updates: Jackie reported that there are several items that need to be posted to the LMPOA website, including recently approved board meeting minutes, current board position opening, 2025 annual membership renewal reminder and new \$25 annual fee. **Action:** Jackie will ask Will to update the website with these items.
- Email update: LMPOA has an email mailing list that includes all LMPOA members as well as others who have requested to be on the list. **Action:** Jackie will send out an email to let people know that the board minutes have been posted to the website that LMPOA is looking for another board member, and ask all email recipients to either join the LMPOA or renew their membership for 2025.
- Private Facebook group: LMPOA also maintains a private Facebook page limited to lakefront property owners (not renters) who register and answer a few questions that determine if they are full-time residents or vacation home owners, how long they have owned property on the lake and few other (non-personal) property owner characteristics. People who refuse to answer these questions or who are not property owners are not admitted to the Facebook group. **Action:** Jackie will communicate the same information described above to this group.

7. Other topics and updates

- Financial update: Gary reported that the 12-31-24 bank balance was approximately \$12,000 after all known expenses were paid. Because of this balance and the suggestion made at the annual meeting last July, the membership dues for 2025 were reduced from \$50 last year to \$25 this year. LMPOA expenses include website maintenance/design, printing, mailing, annual meeting (rental, food, printing), FOIA (freedom of information act) fees to obtain information that is not otherwise available, and other miscellaneous fees and unexpected expenses.
- Lake level monitoring: Greg said that he would do the lake level monitoring work for this year. This involves taking a photo of the lake level gauge in the channel between the two lakes (on the north side of the channel just east of the M115 bridge) weekly between April and October and monthly between November and March. Lake levels are regularly posted on the LMPOA website. When lake levels dip below the required minimum, this is reported to the drain commissioner (Mike Solomon) so that the dam on the north side of Lake Cadillac can be partially closed until lake levels rise above the required minimums. LMPOA does this because neither the LMIB nor the drain commissioner devote needed and timely attention to this function that is important to lakefront property owners for boating, swimming and other lake enjoyment activities.

8. Next meeting: Wednesday, February 26, 2025, at 5 pm (via zoom)