

Lake Mitchell Property Owners Association
Board Meeting Minutes
DRAFT October 29, 2025 v2 DRAFT

Attendance (via Zoom): Jackie Erway, Gary Huyge, Hugh Hufnagel, Greg Wahl, Hank Risley

1. Minutes from 8-27-25 v1 board meeting: Approved as previously distributed.
2. Organizational issues
 - Financial and membership report: Gary reported that the association currently has a fund balance of approximately \$15,000 and paid membership of 135 members. He noted that 2026 membership dues can now be paid and he will write a dues announcement for the website and Facebook page and send an email to all current members.
 - Logo wear update: Jackie reported that logo wear has sold out. Some extra products were delivered to Thirsty's who sold it with a markup. Hats and T-shirts were the most popular items. New logo wear will be developed for 2026 and hats, T-shirts (long and short sleeve), sweatshirts (non-hoodie) will be available at the 2026 annual membership meeting in June. Work will also take place to develop a new LMPOA logo for the logo wear.
 - Communication: There was a lengthy discussion about a video recently posted on the Facebook page depicting a person in LMSA-labeled military garb breaking into a house waving a semi-automatic weapon and stating that he had a warrant to do so. The mother of the person who made the video lives on the lake has refused LMSA requests to do a sump pump inspection. The inspections have been mandated by the EGLE consent decree requiring LMSA to inspect all sewer connections in all sewer customer homes by October 6, 2025. To date, inspections have been done in all but nine sewer customer homes out of approximately 900 customers (99% voluntary compliance). LMSA is in the process of seeking court warrants to do the inspections in the nine non-compliant sewer customer homes. Some board members said they found the posting offensive and dangerous and felt it should have been immediately taken down. One board member did not see anything particularly disturbing about it and said that there were no complaints posted on the Facebook group about it. There was a strong negative reaction from the chairperson of the LMSA board who felt that it tacitly condoned violence being used against all LMSA employees and board members. He wrote and called all LMPOA board members about his concerns. After being contacted by the LMPOA board chairperson and being told about the negative reactions, the person who made the posting took it down voluntarily. **Action:** A motion was made and approved to draft and post an apology message on the LMPOA Facebook page. Hugh volunteered to draft this apology. **Motion:** A motion was made and seconded to ban the person who made the posting from making any future postings on the LMPOA Facebook page. The motion failed to get approval with a 3-against and 2-for vote.
 - 2026 board meeting schedule meeting: The 2026 board meeting schedule was set with meetings on the last Wednesday of the following months: January, March, April, May, June, July, August, and September. Additional meetings can be called if

necessary. The annual membership meeting has been scheduled for Saturday, June 27, 2026, at Camp Torenta.

- Leaders and organization liaisons: Hugh suggested that specific board members should be designated as issue leaders and organizational liaisons. Their role would be to stay in contact with the people working on the issues and with organizations who discuss and act on issues of interest to Lake Mitchell property owners. They would bring information potentially requiring LMPOA input or action to the LMPOA board. Board members volunteered for the following assignments.
 1. Communication, website, Facebook group: Jackie Erway
 2. LMIB/lake health: Greg Wahl
 3. LMSA: Greg Wahl, with support from Jackie and Gary
 4. Cherry Grove Township board: Jackie Erway, with support from Gary
 5. Selma Township board: Hank Risley, with support from Hugh
 6. STR: Hugh Hufnagel, with support from Hank

3. LMIB/lake health update

- Lake level monitoring observations: Greg was thanked for his work monitoring and reporting lake levels. It was noted that the primary purpose in doing this monitoring is to know when LMPOA should ask the Drain Commissioner to take action to open or close the dam. There is always an 8" x 8" opening in the dam that lets through 8 million gallons of water every twelve days. Following discussion, the board concluded that these lake level measurements could be made monthly between October and March (unless the canal is frozen over) and weekly between April and September.
- PFAS situation: Greg reported on a study being coordinated through the Michigan Lakes & Streams Association to measure and report foam found on Michigan lakes. The purpose of collecting information from lakefront property owners is to assess and study the risks of PFAS in the lakes. The board felt that LMPOA members should be aware of this effort and encouraged to participate in it. **Action:** Greg will write an informational item for posting on the LMPOA website.
- LMIB meeting report: No LMPOA board member was at the October 13th meeting, but the minutes posted from the meeting did not provide very helpful information.
- Cherry Grove LMIB board appointee update: Gary reported that the Cherry Grove Township board is not concerned about its appointee to the LMIB not being a lakefront property owner. This issue is probably dead, at least for the time being.

4. LMSA update

- Board meeting report: It appears that LMSA is moving away from using Wade Trim as its technical support. Greg alerted the board to the implications of microprocessors failing in the future and the lack of spare parts to replace or fix them. This will be a big problem in coming years and Dave Kuyers is fully aware of it. It was also noted that a \$2.41 million grant was successfully included in the 2026 Michigan budget, following the efforts of Representative Joe Fox and others.

5. Township board meeting updates (issues impacting Lake Mitchell property owners)
 - Cherry Grove Township: As noted above, Gary attended the most recent meeting and advocated for a lakefront property owner on the LMIB board.
 - Selma Township: Hank reported that he is assisting supervisor Mike Boyd in a few administrative ways. He is also developing working relationships with other township staff and board members. They are aware that he is also an LMPOA board member.

6. STR update
 - Cherry Grove updated ordinance: Hugh reported that he thought the revised CG STR ordinance was well done.
 - Selma ordinance enforcement issues: Hugh reported that STR ordinance enforcement was uneven and that some changes to the ordinance were needed. He will be providing some written input, but it remains to be seen if it will be accepted and used. It appears that enforcement will only be tested by formal citizen complaints and how they are handled.
 - STR ordinance enforcement monitoring: LMPOA cannot monitor STR ordinance enforcement in either township. Only two things can be done. First, when we hear of any STR problems from our members, we can refer them to the township ordinances and encourage them to read them and follow the procedures outlined in them. Secondly, we can periodically ask the townships for STR permit approval and complaint data. This will be done prior to the next LMPOA annual membership meeting next June.

7. Zoning Board of Appeals
 - Lakefront property owner representation: Hugh noted that there currently is not a lakefront property owner on the Zoning Board of Appeals (ZBA), even though more than half of the cases going to the ZBA involve lakefront property. There was a lakefront property owner on the Selma Zoning Board (before it became the multi-township ZBA it is today). Gary spoke to the Cherry Grove Township board about appointing a lakefront property owner as their rep on the ZBA. They were not interested in doing this. Hugh spoke to the Selma Township Clerk about this issue and learned that she is the Selma is their rep to the ZBA (and not interested in being replaced). Hugh's next steps are to talk to Bob Hall (staff liaison to the ZBA) and Joe Porterfield about any other possible options of getting a lakefront property owner on the ZBA. Note: The ZBA is a part of the Joint Planning Committee, a collection of 10-12 Wexford County townships working together.

8. Next board meeting: Wednesday, January 28, 2026, at 5 pm
 - Another meeting in 2025 can be scheduled if necessary

These minutes were drafted by Hugh Hufnagel on 11-5-25. Please send any suggested changes or corrections to him.