

Lake Mitchell Property Owners Association
Board Meeting Minutes
April 30, 2025 Approved

Attendance: Jackie Erway, Gary Huyge, Hugh Hufnagel, Greg Wahl (all by zoom)

1. Minutes from 2-26-25 v2 board meeting: Approved as submitted. **Action:** Jackie will get them posted on the website.

2. Organizational issues
 - Board member vacancy: No new potential candidates have been identified since the previous board meeting. Hugh had an idea for a candidate. **Action:** Hugh will call the person that he mentioned to see if he might be interested.
 - Financial update, 2025 membership renewals: Gary reported that 67 people have paid membership dues so far this year, two of them new members. Except for the dues income and the payment of one small bill, the financial position of the association has not changed from the previous meeting.
 - Spring membership campaign: Board members felt that the distribution of membership flyers on mailboxes around the lake last Memorial Day weekend was successful in reminding people to renew membership and to attract new members. We learned last year that the flyers should not be attached to or put in mailboxes. This year they will be printed on card stock so that they can be easily hung on home/cottage doors. **Action:** Using information on last year's flyer as a guide, Jackie will work with a printer to print hangable flyers for this year's membership drive.
 - Michigan Lakes & Streams membership: The board felt that membership in the ML&S organization had value, especially the information contained in its monthly newsletter. **Action:** The board approved membership dues for two more years and Gary will pay the invoice for it.
 - Communication: **Action:** Jackie will post a message on the website and Facebook account, and send out an email to (1) remind people that the newly reduced (to \$25) membership dues are now payable, (2) the annual meeting and meet & greet are scheduled for June 28th, and (3) that membership flyers will be distributed over the Memorial Day weekend.

3. LMIB-related issues
 - Invasive species and boat wash station signage: Gary reported that the Michigan DNR was in the process of creating new signage for posting at boat launch sites around the lake. This signage will remind boaters to wash or wipe off boat bottoms before launching if their boat has previously been in another lake. The new signs are expected to be received in June. Gary shared photos of the current signage which is very small and in poor condition.
 - LMIB board membership: Hugh asked Jackie about her concerns that a couple of the LMIB board members were not lakefront property owners. He understood that the two non-property owners on the LMIB board have long-term familial ties to the lake. **Action:** Hugh will learn more about those ties and the expertise those two people have and report back to the board. (Note: While the LMIB is a separate organization with a mission to control weed growth in the lake, the property owners have an interest that the LMIB board membership adheres to state and LMIB requirements.)
 - Aquatic Nuisance Control article: A recent article in the Michigan Lakes & Streams newsletter provided an informative description of aquatic nuisance weed control issues and state involvement in them. Board members thought that this article would be very helpful for Lake Mitchell property owners to read but that it would be more appropriate if it were distributed by the LMIB (because it is more directly related to the LMIB mission). **Action:** Greg will call Dave Foley and ask if LMIB is a member of the ML&S organization and if he has seen and read the article. He will also suggest that

the article be shared with all property owners by the LMIB either on its website or as an attachment to a future email sent to all property owners. If LMIB declines to do this, Greg will ask if LMIB has any objection to LMPOA sharing the article. (Note: After the LMIB hearing last August, LMPOA is more sensitive to avoid interfering in weed control issues.)

4. LMSA update (Jackie)

- LMSA board meeting: Greg attended the most recent LMSA board meeting and reported on what he learned there. (1) Approximately 10% of LMSA customers (82 people) are not paying their monthly bills and are creating a \$162,000 revenue shortfall. There are strategies for collecting this money, but some of them are short term and others are longer term. All the strategies are onerous for the delinquent property owners. (2) A \$5 million grant application to the state has been made and endorsed by our local state representative. Its chances of being approved are uncertain. (3) The issue of the sewer line on a flooded piece of property at 687 East Lake Mitchell Drive remains unresolved. (4) identifying additional new funding sources is a constant effort by the LMSA board.

5. Other topics and updates

- Lake level monitoring reports: Greg reported that he is now taking weekly photographs of the lake level measuring stick (in the channel between the two lakes). He is sharing the results with the board and submitting it for posting on the LMPOA website. This information keeps property owners informed and provides valuable information to the Drain Commissioner for dam opening/closing decisions. The calculations for converting the measurement on the measuring stick are simple but confusing. **Action**: Hugh volunteered to draft a short description of how to convert the measurement on the stick to an actual above sea-level number that can be easily compared to required minimum lake levels both in summer and winter.
- STR ordinance enforcement: Hugh reported on some early STR approval miscues in Selma Township. At least two STRs were approved for more occupants than provided for in the new STR ordinance. It is expected that this problem will be resolved with further training and improved oversight of the person doing STR site inspections.
- WJPC issue: Hugh reported that he learned that the Wexford Joint Planning Committee (WJPC) was looking at developing a policy for Alternative Dwelling Units (ADUs). ADUs are second dwelling units on residentially zoned properties. They are intended to help ease the housing shortage by providing a long-term option for two families (often related) to live on the same piece of property in two different structures. A common example of this is when elderly parents live in a smaller home on the back of a larger piece of property. This is of interest to the LMPOA because ADUs could potentially be considered for STR permit approval. **Action**: Hugh will try to stay informed on these developments.

6. Next meeting: Wednesday, May 28, 2025, at 4 pm: This meeting will be an in-person meeting (at Charlie's) if all board members are in the area on that date.

Minutes drafted by Hugh on May 6, 2025. Please contact him with any suggested corrections or changes.