

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

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

1. Minutes from 6-25-25 v1 board meeting and 7-28-25 v3 annual meeting: Approved as previously distributed.

2. Organizational issues
 - Board member candidate interview: A meeting with Hank Risley was scheduled for Friday morning at Cadillac Coffee.
 - Financial and membership report: Gary reported that the LMPOA fund balance was approximately \$14,000 and that current paid membership was 134 (79 prior to the annual meeting and 55 following the annual meeting). This is down from 179 paid members in 2024, despite the dues being reduced from \$50 to \$25 this year.
 - Communication (website, email) updates: Jackie reported that there have not been any recent updates.
 - Lake level monitoring: Greg continues to take weekly photos of the lake level measuring post in the channel between Lake Mitchell and Lake Cadillac. He sends photos and lake level calculations to each board member each week. The frequency of these photos and reports will drop after the summer season. **Action:** Jackie will talk with Will about how to post this information monthly on the LMPOA website.

3. LMIB-related issues
 - 8-16-25 LMIB meeting update: Gary and Jackie attended the meeting and gave a brief recap of what was discussed there. The idea of cutting weeds in the lake was brought up during the public comment portion of the agenda, but was quickly dismissed as being only a costly “expensive haircut.”
 - Cherry Grove representative appointment to LMIB board: As discussed at previous meetings, the Cherry Grove Township representative on the LMIB (currently Marty Williams) is not a lakefront property owner. The LMPOA has identified a lakefront property owner in Cherry Grove Township who is willing to serve on that board. **Action:** Prior to the next Cherry Grove Township board meeting on September 10th, Gary will call Ben Pearson to talk about appointing a lakefront property owner to the LMIB. Gary, Jackie and Greg also plan to attend the township board meeting on September 10th.

4. LMSA update
 - Recent LMSA board meeting update: No LMPOA board member attended the last LMSA board meeting so no report on that meeting was made. It was noted that a professional grant writer would be a very helpful resource for LMSA. This will be discussed further with Dave Kuyers.

5. STR update (Hugh)
 - Selma ordinance updating, administration, enforcement: Hugh reported that there are concerns about the effectiveness and transparency of STR ordinance management and enforcement. He will be meeting with Sheryl Blanchard and Hank Risley soon to talk about a strategy for communicating and addressing our concerns. In Selma Township all

STR ordinance work is being done by the Township Clerk, Carol Perrin, and meeting with her will be one of the first steps.

- Cherry Grove ordinance updating, administration, enforcement: Hugh reported that he recently met with Lynn Nixon, CG Township Clerk, to talk about STR ordinance management and learned that it appears to be more effective (using management software) and transparent, compared to Selma Township. However, like Selma Township, enforcement efforts are not as clear. He also noted that Cherry Grove Township is in the process of updating its STR ordinance to reflect what has been learned in the first year of managing and enforcing it, something that Selma Township has no plans to do.
- **Action:** Hugh will be drafting a regular report format to collect STR ordinance management and enforcement information from both townships so that the work being done by the townships is more transparent. This information will also be helpful in identifying issues and problems that each township is encountering. After this draft is reviewed by Sheryl and Hank, it will be revised and presented to Carol and Lynn for their consideration.

6. Other topics and updates

- Zoning Board of Appeals: Hugh reported that the only Lake Mitchell property owner (Jack Prebay) on the Zoning Board of Appeals was recently not reappointed to that board. Given that most of the zoning issues and most of the property tax collections for both Selma and Cherry Grove townships come from lakefront property owners, it is not appropriate that there is no Lake Mitchell property owner on that board. The LMPOA board agreed that this was an issue that required attention. **Action:** Hugh will learn more about the Zoning Board of Appeals, including its legal structure, what it does and who appoints its members. He will bring specific recommendations back to the LMPOA board for consideration and action at the next meeting. **Note:** The reason that this Zoning Board of Appeals is so important is because most of the properties on the lake are relatively small and any new home/cottage building or new additions cannot conform to the standard residential zoning regulations (designed for larger rural and suburban properties). This means that most of the new building on the lake must be approved by this five-person appeals board, which now does NOT include any Lake Mitchell lakefront property owners.

7. Next board meeting: Wednesday, September 24, 2025, at 5 pm via zoom call

These minutes were drafted by Hugh Hufnagel on September 9, 2025.