



# MLA Annual Board Meeting Minutes

Sunday, 09.29.2024

Grace Baptist Church - Board Quorum

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## Call to Order- 2:03 pm

### President's Report- Tim Wilson

- See attached Presentation

### Treasurer's Report - Julie Collins

- See attached Presentation

## Board Attendees:

Tim Wilson - President  
David Fraher - Vice President  
Julie Collins - Treasurer  
Suzanne Marsee - Secretary  
Teddy Janiuk - Director  
Dave Clark - Director  
Bob Kellogg - Director

## Secretary's Report - Suzanne Marsee

- David Fraher made a motion to approve the August 2024 Meeting Mins as written, Julie Collins seconded the motion, all approved.
- David Fraher made a motion to approve the September 16, 2024 Closed Board Meeting Mins as written, Tim Wilson seconded the motion, all approved.
- See attached Presentation
  - The board has agreed to purchase cameras for both Park A and Park C.
  - Suzanne Marsee and Julie Collins to work on an official process to follow/implement when a member breaks a rule as posted on the website, or does not follow the by-laws.
  - It was noted that driving motorbikes on the dam or in the wetlands should be reported to the DNR. It is best to have a picture of the driver and the license plate.
  - Park Rules suggested is the in RED slide and Park Rules approved is the in GREEN slide

## Committee Reports

### Parks - Lorri Britsch

- Would like to try to plan for more social events next year. Open to ideas. If anyone has any ideas, please let us know. Some suggestions so far are; Easter Egg hunt, Christmas party.
  - Park C/Boat Launch has been turned over to Parks for further planning and improvements.
  - Would like to add 5 northern looking trees to Park C to reduce headlights shining into some homes.
  - Park A Split Rail Fence; \$4000 quote from R&J fence, 2 more calls out, waiting to hear back.
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- Park A Rain Runoff; Warblow to make the updates, expected to be between \$1200-\$1500 to complete.
- Looking into updating the playground equipment in the near future.
- See attached Presentation

## Lakes - Doug Collins

- We hope you all enjoyed the wonderful summer weather on Mirror Lake.
- Bubblers/Muck basters:
  - Invasive plants will grow all winter, only two things they need to grow are nutrients and sunlight (cold temperatures will not stop them).
  - It's important to turn off Bubblers to allow the ice to freeze and the snow to set on the ice to block the sunlight.
  - Blocking the sun will stop the invasive weeds from growing all winter.
  - The issue is especially important on the Northwest cove of the main lake where the SSW (Starry Stonewort) is thick.
- Riparian/homeowner Rights and Responsibilities for good Lake Stewardship:
  - This is also a great time of year to have your septic tank pumped and septic field checked.
    - If your field has failed and your lawn is soaked all the time, you can have bad bacteria on your feet and in the water at your shoreline when you swim.
    - You could be swimming in feces infected waters.
    - If you have not had your tank pumped in the last 10 years please do so this fall.
    - There are low interest loan rates for such repairs.
  - Every riparian/homeowner has a responsibility to reduce their shoreline erosion.
    - You can Help by placing medium to large diameter fallen trees parallel to the shoreline and/or placing small to medium rocks parallel to the shoreline.
    - This will break the water from hitting the shoreline.
    - In addition, for lake quality please consider to stop mowing to the lakes edge.
    - Doing so invites geese to feed on your grass and allows nutrients to enter the lake, i.e. grass clippings, weed trimming clipping, etc.
    - It's best for the lake to create a space of 2 feet or greater to keep your lawn mower away from the lake.
    - This space can be filled with a beach, flowers, rock garden or just let the wild flowers grow at the shoreline.
    - If you have questions and want to review ideas please contact me.
  - Zebra Mussels have been found in Mirror lake. More to come on this issue.
  - Autumn is the BEST time to remove falling leaves from your shoreline.
    - They are lighter, somewhat dry, easy to collect and quicker then letting them get soaked.
    - For help call Rocco Cross for an estimate for removal. 517-416-5050
  - This is a great time of year to Sanitize your drinking Well for a winter of good odor free clean water.
    - Does your shower water smell? Does your drinking water have an aftertaste?
    - If you run a water softener sanitizing your Well will help clean this up.
  - All camp and burn fires should be contained in a steel ring or other metal container to control ashes from washing into the lake.

- Fire ashes should be shoveled out of the fire pit and moved to high ground away from the lake to stop the ash/nutrients from entering the lake.
- Let's all enjoy Autumn and a wonderful summer bounty!
- If you have questions or concerns about Lake Quality please text or email me with questions.
- Doug Collins; 734-968-1700, [doug.collins@comcast.net](mailto:doug.collins@comcast.net)
- See attached Presentation

## Building - Teddy Janiuk

- See attached Presentation

## Old Business

### Boat Launch - Teddy Janiuk

- See attached Presentation

### Trading Lot 298 for part of Park C - Suzanne Marsee

- See attached Presentation

## 2024-2025 Election of 2 New Board Members

- See attached Presentation
- Gloria Schacht and Mary Tarte both accepted nominations for positions on the board.
- No other nominations were made.
- No vote was necessary as there were two open positions and two people nominated.
- Gloria Schacht and Mary Tarte have both been added to the MLA Board and Tim Wilson and Bob Kellogg have vacated their positions.

**Mirror Lake Association**  
PO Box 127  
Somerset Center, MI 49282  
(517) 939-9113  
<http://www.mirrorlakemi.org>  
email: info@mirrorlakemi.org



**President: Tim Wilson (24)**  
**Vice President: David Fraher (25)**  
**Treasurer: Julie Collins (26)**  
**Secretary: Suzanne Marsee (25)**  
**Director: Teddy Janiuk (26)**  
**Director: Dave Clark (26)**  
**Director: Bob Kellogg (24)**


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## 2024 SEPTEMBER MEMBERSHIP MEETING

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**September 29, 2024 @ 2:00 PM**  
**Grace Baptist Church - 12240 E. Chicago Rd., Jerome, MI**

## AGENDA



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- Call to Order** - Tim Wilson
- Presentation from Consumers Energy**
- Presidents Report** - Tim Wilson
- Treasurer Report** - Julie Collins
- Secretary Report** - Suzanne Marsee
- Committee Reports**
  - **Parks** – Lorri Britsch
  - **Lakes** - Doug Collins
  - **Building** - Teddy Janiuk
- Old Business**
  - Boat Launch @ Park C - Teddy Janiuk
  - Trading Lot 298 for part of Park C w/the Fenby's - Suzanne Marsee
  - Park A Split Rail Fence - Lorri Britsch
  - Park A Rain Runoff Proposal - Doug Collins
- New Business**
- Election of Board Members**
- Q&A - Community Discussion**

# PRESIDENTS REPORT

Presented by: Tim Wilson



## Accomplishments from the past 12 months

- Successful Spring Clean Up in May
- Deed Restrictions Update
- Boat Launch Completion
- Old Boat Launch Closed
- Eliminated Attorney Fees
- Zero Boat Lock Issues - new boat lock success
- Successful Installation of BioChar Socks
- Reduced Lake Spray Fees

# TREASURER REPORT

Presented by: Julie Collins



**MIRROR LAKE ASSOCIATION  
FINANCIAL POSITION SUMMARY as of 9/22/2024**

Check Account Balance (less outstanding checks)	\$13,369.56
Saving Account Balance	\$28,142.30
<b>Total Funds Available</b>	<u><u>\$41,511.86</u></u>
Dues Collected this Year	\$31,454.76 (net of swipe fees \$350.24)
<b>Expenses This Year (see page 2 for details)</b>	
Administrative	\$3,544.50
Lake	\$9,613.84
Park	\$3,993.16
Security	\$0.00
Projects:	
Park C	\$53,185.18
Fish stocking	\$0.00
Biochar socks & supplies	\$7,838.87
<b>TOTAL EXPENSES</b>	<u><u>\$78,175.55</u></u>

# TREASURER REPORT

Presented by: Julie Collins



MIRROR LAKE ASSOCIATION				
INCOME & EXPENSE STATEMENT				
April 1, 2024 through September 22, 2024				
INCOME	Actual	Budget	Budget Remaining	NOTES
Annual Dues	\$31,805.00	\$31,500.00	-\$305.00	some collected prior to 4/1/2024
Biochar project Donations	\$6,700.00			
Swipe Fees	-\$350.24	\$0.00	\$0.00	
Back Dues (detailed in Quickbooks)	\$0.00	\$0.00	\$0.00	
Liens Paid/court fees		\$0.00	\$0.00	
Pavilion Rental/Keys	\$75.00	\$0.00	\$75.00	
Ret Checks/Bank Charge/ Refunds		\$0.00	\$0.00	
Proceeds from Sale of property		\$0.00	\$0.00	
Savings Account interest	\$3.65	\$0.00	\$3.65	
<b>TOTAL INCOME</b>	<b>\$38,233.41</b>	<b>\$31,500.00</b>	<b>-\$226.35</b>	
EXPENSES				
Insurance	\$1,738.00	\$1,750.00	\$12.00	
Postage	\$136.00	\$180.00	\$44.00	
PO Box	\$84.00	\$90.00	\$6.00	
Liens/Register of Deeds	\$117.75	\$200.00	\$82.25	
Quickbooks	\$0.00	\$355.00	\$355.00	
Accounting/Bank Charges	\$105.86	\$120.00	\$14.14	
Admin supplies	\$0.00	\$200.00	\$200.00	
Non Profit Status	\$0.00	\$20.00	\$20.00	
eMail addresses (Wix)/Google	\$47.88	\$650.00	\$602.12	1 year license from Jan.24 -Jan.25 2 year license for website Jun 23-June 25, 1 year license for events calendar - July 23-July 24
Website	\$0.00	\$0.00	\$0.00	
Zoom account	\$169.49	\$160.00	-\$9.49	
Social/Refreshments	\$350.00	\$600.00	\$250.00	
Miscellaneous	\$795.52	\$2,388.00	\$1,592.48	\$100 for petty cash, \$400 beach and boat launch water clean-up
<b>Total Association Administrative Expenses</b>	<b>\$3,544.50</b>	<b>\$6,713.00</b>	<b>\$3,168.50</b>	

# TREASURER REPORT

Presented by: Julie Collins



MIRROR LAKE ASSOCIATION				
INCOME & EXPENSE STATEMENT				
April 1, 2024 through September 22, 2024				
INCOME	Actual	Budget	Budget Remaining	NOTES
DEQ App Permit Fee	\$892.50	\$875.00	-\$17.50	
Water Testing	\$0.00	\$500.00	\$500.00	
Weed Control	\$8,721.34	\$15,000.00	\$6,278.66	expenses related mostly weed spraying
<b>Total Lake Expenses</b>	<b>\$9,613.84</b>	<b>\$16,375.00</b>	<b>\$6,761.16</b>	
Sand	\$574.00	\$583.00	\$9.00	
Mulch	\$472.04	\$475.00	\$2.96	
Lighting	\$0.00	\$320.00	\$320.00	
Electricity Pavilion	\$436.01	\$375.00	-\$61.01	
Garbage Removal Park A	\$326.07	\$275.00	-\$51.07	
Garbage Removal Launch	\$0.00	\$0.00	\$0.00	
Mowing	\$1,500.00	\$2,050.00	\$550.00	
Portable Toilet	\$625.00	\$625.00	\$0.00	
Spring CleanUp	\$0.00	\$30.00	\$30.00	
Park supplies/Maint/repair	\$60.04	\$300.00	\$239.96	
<b>Total Park Expenses</b>	<b>\$3,993.16</b>	<b>\$5,033.00</b>	<b>\$1,039.84</b>	
Personnel	\$0.00	\$0.00	\$0.00	
Security supplies	\$0.00	\$0.00	\$0.00	
<b>Total Security Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total Operational Expenses</b>	<b>\$17,151.50</b>	<b>\$28,121.00</b>	<b>\$10,969.50</b>	
Park C - Boat Launch	\$53,185.18	\$5,000.00		
BioChar project	\$7,838.87	\$5,000.00	-\$2,838.87	members donated \$6700
Fish Stocking	\$0.00	\$0.00	\$0.00	
<b>Total Special Projects</b>	<b>\$61,024.05</b>	<b>\$10,000.00</b>	<b>-\$2,838.87</b>	
TOTAL Expenditures	\$78,175.55			
<b>TOTAL CASH FLOW</b>	<b>-\$39,942.14</b>			

## SECRETARY REPORT

Presented by: Suzanne Marsee



### ROLL CALL

New Homeowners or Property Owners in the past 12 months!

- Thomas Bieniek & Dena Jayson - 136 Westshore Dr.
- Louise Eddy & Robert Wohlgemuth - 140 Westshore Dr.
- Teresa Gibbons - 116 Springmill
- Ken Irving Jr. - Lot 96 on Eaglehurst
- Rebecca Richardson - 236 Greenvalley Ct.
- Greg & Sharon Warblow - Lot 158 on Westshore Dr.
- Greg & Julie Hubert - 225 Westshore Dr.
- Kevin Jenkins & Susan Finch - 215 Westshore Dr.
- Justin & Emily Dekock - 137 Westshore Dr.
- Julien & Rabecca Plenchette - 117 Westshore Dr.
- Todd & Elaine Parshall - Lot 254 on Hollybrook
- Aaron & Kelly Mackie - 192 Hillwood Ct.

## SECRETARY REPORT

Presented by: Suzanne Marsee



- Review August 2024 Meeting Minutes
- Review September 16, 2024 Closed Board Meeting Mins.
  
- 7 Pavilion @ Park A Reservations this Season
  
- 15 Property Owners with outstanding balances
  - 10 over a year past due
  - 5 new within this year past due
  
- 10 Property Owners paid outstanding balances this past year, to become members in good standing
  
- Currently the Admin of the MLA Website
  
- Currently the Admin of the MLA Google email accounts

## SECRETARY REPORT

Presented by: Suzanne Marsee



### Park Rules (posted on website) (red is the proposed updates)

Parks may be used by MLA members in good standing only. All parks (including the boat launch) are closed between the hours of 10:00 pm and 6:00 am.

No overnight boat mooring at any park, including the boat launch.

1. No motorized vehicles in parks (including motorbikes, ATV's, and golf carts).
2. All dogs in parks must be on a leash.
3. No dogs on the beach or in the swim area in Park A.
4. No fishing in the swim area.
5. No swimming from any MLA docks.
6. No swimming at park C.
7. Do not leave unattended fishing poles/equipment at any MLA location.
8. Do not drop cages into the water to trap.
9. Illegal fishing will not be allowed and will be reported.
10. Children should always be supervised while using MLA parks.
11. No overnight parking at any park.
12. Do not park in front of or near the boat ramp.
13. Parking near the bottom of the boat launch drive is reserved for those handicap or elder people.

## SECRETARY REPORT

Presented by: Suzanne Marsee



### Park Rules (posted on website) (green is the approved updates)

Parks may be used by MLA members in good standing only. All parks (including the boat launch) are closed between the hours of 10:00 pm and 6:00 am.

No overnight boat mooring at any park, including the boat launch.

1. No motorized or recreational vehicles in parks (including motorbikes).
2. All dogs in parks must be on a leash.
3. No dogs on the beach or in the swim area in Park A.
4. No fishing in the swim area.
5. No swimming from any MLA docks.
6. No swimming at park C.
7. Do not leave unattended fishing poles/equipment at any MLA location.
8. Do not drop cages into the water to trap (except for minnow baskets).
9. Illegal fishing will not be allowed and will be reported.
10. Children 12 and under should always be supervised while using MLA parks.
11. No overnight parking at any park.
12. Do not park in front of or near the boat ramp.
13. Parking near the bottom of the boat launch drive is reserved for those handicap or elder people.



## SECRETARY REPORT

Presented by: Suzanne Marsee



- Is there a **PROCESS** in place to put a member who is not following the rules, by-laws, deed restrictions on notice?
- A member not following the rules can be placed on a 90 day suspension according to the MLA by-laws (see below)
  - The right to membership may also be suspended by action of the Board of Directors for a period not to exceed ninety (90) days for infraction of the published rules and regulations of the association.
- Membership needs to be aware of the rules of the association and the laws of the state of Michigan. If someone is breaking a **LAW**, you must report it to the police. The association is not responsible to follow up or take action on situations where a person is breaking the law.

## COMMITTEE REPORTS - PARKS

Presented by: Lorri Britsch



- SPRING Clean up in May was successful.
  - Spread yards of mulch and sand
  - Cleaned and pruned the flower bed.
  - New lock was purchased for the game shed.
- SUMMER Picnic was great.
  - Approx. 25-30 people attended.
  - Thank you to Lorri and Doug for putting it together.
- FALL Clean up.
  - Looking for volunteers to remove dock, swim buoys, no wake markers at coves
  - Also need a volunteer to take the volleyball net down and put the 4 beach chairs away
  - Suzanne Marsee has scheduled the portable toilet pick up
  - Garbage will continue throughout the winter 2x a month

The Parks Committee;  
 Lorri Britsch - committee chair  
 Doug Collins  
 Suzanne Marsee – board member rep.



## COMMITTEE REPORTS - LAKES

Presented by: Doug Collins



### BIOCHAR:

- We have seen a noticeable improvement in water clarity
- Invasive weeds seem to be less aggressive
- Less chemical spraying this year
- Phosphorus levels have declined
- Remove Biochar socks by November 1st
  - Place the socks on a clean plastic bag or piece of plastic to keep it off the ground and collecting dirt.
  - See August newsletter for additional details
- Will be purchasing approximately 100 additional socks in the spring

### HOW TO BE A GOOD LAKE STEWARD:

- Have your septic tank pump every 5 years
- Don't use fertilizer on your lawns and flowers
- Reduce shoreline erosion by planting native plants at your shoreline
- Create a barrier between your lawn and the water so you are not mowing to the water's edge
- Rake your shoreline to remove leaves and debris from the water
- Turn off muck blasters in the winter to reduce invasive weed growth

## COMMITTEE REPORTS - BUILDING

Presented by: Teddy Janiuk



Lot 27 (Emily DeKock) New Shed Request

Lot 127 (Gloria Andrews) New Home Build

### Building Control Committee:

Teddy Janiuk    Doug Collins

Dave Fraher    Frank Feldt

Brian Marsee

## OLD BUSINESS - PARK C

Presented by: Teddy Janiuk



Boat Ramp is officially completed as of September 4th.

Teddy to sign off and return permit to EGLE for closure of the project. Hope to have this sent back by October 1st.

**Budget of Project:**

Budget for this project:

- 2023-2024 Budget       \$ 5,000.00
  - 2024-2025 Budget       \$ 5,000.00
  - Association approval   \$52,000.00
  - Association Approval    \$11,000.00
- \$73,000.00

Expenses to date:

- Lester Brothers Check # 1224 \$14,970.00
- Lester Brothers Check # 1240 \$52,125.00
- Total Cost to Date \$70,973.64
- Remaining Budget \$2,026.36

As of today Park C will be turned back over to the Parks Committee for further updates and improvements. Items brought up since completion of Ramp.

- Purchase and planting of additional trees to be planted along the road down toward the lake and around the turn around area of the ramp to help the viewing and headlights shining into homes around the inlet.
- Split Rail Fence along the road down toward the ramp, Doug already has the posts that have been donated; they just need to be cut.
- Additional Support for 6x6 timbers holding up the gate.
- New Dock, the current dock is in bad shape, Teddy would like to take the remaining \$2,026.36 and purchase a new dock in the spring and have it installed.

## OLD BUSINESS - PARK C

Presented by: Teddy Janiuk



- to all MLA members for all their support over the last 2 years on the project.
- to Doug and Julie Collins for the carving of the Bear that oversees the ramp
- to Doug, Dave and Mike for helping install all the signs, posts, gate, bollards and dock!  
-Teddy



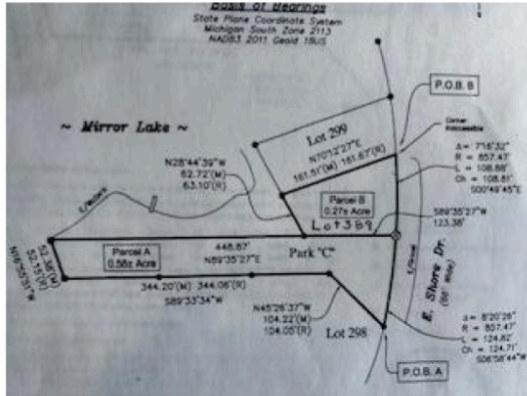
Teddy and Michele are also planning to donate a wooden bench to be placed by the waters edge at Park C by the ramp area for folks to sit. Hope to have it ready to go in the spring after some TLC!

## OLD BUSINESS - TRADING LOT 298

Presented by Suzanne Marsee



- The survey has been filed with Jackson Co. register of Deeds
- Next step is to file the quit claim deeds to transfer the new parcel (lot 389) and lot 298
- Expect to have the quit claim deeds done in Oct.



## ELECTION OF BOARD MEMBERS



- Open Board Positions - September Vote:
  - Tim Wilson & Bob Kellogg's terms will end after the Sept 29 mtg.
  - We are looking for nominations from anyone in the MLA community for the next vote to take place on Sept 29. Two positions need to be filled on the board.

**Note:** The way our board works is after the election on Sept 29, the 7 board members will work together to determine which positions each person will fill. Therefore you will not be voted in as a certain officer or director.

**Meeting Adjourned: 3:11 pm**

Next meeting is scheduled for October 10, 2024 at 7 pm via zoom