

MLA August Board Meeting

THURSDAY, 08.08.2024

ZOOM Meeting Online - **Board Quorum**

Call to Order- 7:07 pm

President's Report- Tim Wilson

- Nothing new to report

Treasurer's Report- Julie Collins

- \$6,700 collected in donations for BioChar, \$7,695 spent
- Dave Fraher made a motion to approve the budget as presented, Tim Wilson seconded the motion, all approved.

Board Attendees:

Tim Wilson, President
David Fraher, Vice President
Julie Collins, Treasurer
Suzanne Marsee, Secretary
Dave Clark, Director
Teddy Janiuk, Director
Bob Kellogg, Director (absent)

MIRROR LAKE ASSOCIATION FINANCIAL POSITION SUMMARY as of 7/31/2024

Check Account Balance	\$28,093.80
Saving Account Balance	\$73,142.30
Total Funds Available	\$101,236.10
Dues Collected this Year	\$31,250.96 (net of swipe fees \$323.47)
Dues Outstanding	\$10,686.60 (prior to the 2024-2025 year)
(15 property owners owing various amounts)	\$2,535.00 from current year
	\$960.00 lien fees
	<u>\$14,181.60</u>
Project Commitments: New Boat Launch	\$63,000.00 spending approved by membership vote
Expenses This Year (see page 2 for details)	
Administrative	\$2,803.12
Lake	\$4,850.52
Park	\$2,598.36
Security	\$0.00
Projects:	
Park C	\$0.00
Fish stocking	\$0.00
Biochar socks & supplies	\$7,695.51
TOTAL EXPENSES	\$17,947.51

MIRROR LAKE ASSOCIATION				
INCOME & EXPENSE STATEMENT				
April 1, 2024 through July 31, 2024				
INCOME	Actual	Budget	Budget Remaining	NOTES
Annual Dues	\$31,600.00	\$31,500.00	-\$100.00	some collected prior to 4/1/2024
Biochar project Donations	\$6,700.00			
Swipe Fees	-\$349.04	\$0.00	\$0.00	
Back Dues (detailed in Quickbooks)		\$0.00	\$0.00	
Liens Paid/court fees		\$0.00	\$0.00	
Pavilion Rental/Keys		\$0.00	\$0.00	
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	
TOTAL INCOME	\$37,954.61	\$31,500.00	-\$96.35	
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	\$50.00	\$120.00	\$70.00	
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 leicense 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	\$110.00	\$2,388.00	\$2,278.00	legal advise on issues associated with: walking path, short term rental, pole barns
Total Association Administrative Expenses	\$2,803.12	\$6,713.00	\$3,909.88	
DEQ App Permit Fee		\$875.00	\$875.00	
Water Testing		\$500.00	\$500.00	
Weed Control	\$4,850.52	\$15,000.00	\$10,149.48	expenses related mostly weed spraying
Total Lake Expenses	\$4,850.52	\$16,375.00	\$11,524.48	
Sand	\$574.00	\$583.00	\$9.00	
Mulch	\$472.04	\$475.00	\$2.96	
Lighting		\$320.00	\$320.00	
Electricity Pavillion	\$322.15	\$375.00	\$52.85	
Garbage Removal Park A	\$296.82	\$275.00	-\$21.82	
Garbage Removal Launch		\$0.00	\$0.00	
Mowing	\$600.00	\$2,050.00	\$1,450.00	
Portable Toilet	\$250.00	\$625.00	\$375.00	
Spring CleanUp		\$30.00	\$30.00	
Park supplies/Maint/repair	\$83.35	\$300.00	\$216.65	
Total Park Expenses	\$2,598.36	\$5,033.00	\$2,434.64	
Personnel	\$0.00	\$0.00	\$0.00	
Security supplies	\$0.00	\$0.00	\$0.00	
Total Security Expenses	\$0.00	\$0.00	\$0.00	
Total Operational Expenses	\$10,252.00	\$28,121.00	\$17,869.00	
Park C - Boat Launch		\$5,000.00	\$5,000.00	
BioChar project	\$7,695.51	\$5,000.00		donations from association \$6,500
Walking Path		\$0.00	\$0.00	
Fish Stocking		\$0.00	\$0.00	
Total Special Projects	\$7,695.51	\$10,000.00	\$5,000.00	
Association Approved Project				
Boat Launch Special Project	\$14,970.00	\$63,000.00	\$48,030.00	1/3 deposit to Lester Brothers
TOTAL EXPENSES	\$17,947.51	\$38,121.00	\$22,869.00	

Secretary Report - Suzanne Marsee

- Julie Collins made a motion to approve the June 2024 Meeting Mins as written, Teddy Janiuk seconded the motion, all approved.

Committee Reports

Parks - Lorri Britsch (absent, presented by Suzanne Marsee)

- Summer Picnic scheduled for Saturday, August 24, 2024.
 - Email has been sent out asking for everyone attending to donate a side dish, or dessert to pass.
 - Dave Clark explained that the Horse racing game is a Quarters dice game.



MLA Picnic - Saturday, August 24
HAWAIIAN LUAU THEMED

9 am - noon: Fishing Tournament
 (Looking for someone to coordinate this, if interested, please let me know.)

3 pm: ShuffleBoard Contest - Park A
 (Thank you to Bob Kellogg for coordinating.)

6 pm: - Hawaiian Luau - Hamburgers & Hot dogs provided.
 Please bring a side dish or dessert.
 Sign-up genius link sent in email or text Lorri Britsch at 419-966-3085 to add to the list. [{CLICK HERE}](#)

6 pm - 9 pm: Music provided by Steve Tucker

- Prize for best dressed with Luau theme.
- Bring quarters for horse racing game!

Hope you can join us for the fun!
 ~ Lorri Britsch (MLA Parks Committee)

Walking Path - Suzanne Marsee

- Letter sent to Kim Thompson on July 1, 2024.
- Website updated.

Lakes - Doug Collins

- Doug Collins proposed to the board to switch to a new treatment company for Lake Spraying. Aqua Weed. David Fraher made a motion to switch to Aqua Weed, Tim Wilson 2nd the motion, all approved.

Lake Committee Report for August 8th, 2024

I am very happy with the results of the first season with the biochar socks.

The results have exceeded my expectations.

1. SSW (starry stonewort) and Eurasia Milfoil are being choked back and growing at a much slower rate. This season; No boats have been stuck in the exotic plants/weeds!

2. The Native plants do not seem affected and are growing at a normal rate (this is by observation).

3. The lake water was tested on 6/17/2024, paid for by EcoSense. At the beginning of the season Phosphorous tested at +10 micrograms/L and after 34 days of sock deployment the Phosphorous tested below 1 microgram/L, which is the level of natural lakes in good balance. Success!
More to come...

This season, we have had many issues with the current lake treatment company. Issues range from poor spray/treatment timing, to not follow directions from the lakes committee, to not posting proper signage at each property (which is a state law).

During the past year, I have interviewed 4 lake management companies. I believe it is in the best interest of Mirror Lake to change companies in 2025. I feel the company best suited for our needs is Aqua-Weed Control. They will fit into our current budget; they will be using different products and most important they believe in correct timing of treatments. They have an excellent track record of successfully correcting exotic plant growth in Michigan lakes.

Will the board agree a change is needed for lake treatment companies in 2025?

Prepared by: Doug Collins
734-968-1700 - doug.collins@comcast.net

Lake LeAnn Dam Control:

1. LeAnn has 2 dams, 1 is between the North and South lake and 1 is the dam that feeds into Mirror Lake.

2. The lake maximum level is monitored 24/7/365 electronically, by phone, by 2 men who work for Hillsdale County Drain Commissioner. These are the only 2. They do not control the low lake level. The lake level of both lakes is Court Directed and unchangeable without a court appearance. LeAnn is fed by Crystal Lake, by a "levy", and a few streams that contain rain runoff from farms south of the lake. Farms utilize high grade phosphorous, nitrogen and other nutrients to grow food to feed us all. The extra nutrients flow into the streams and into the Grand River watershed.

3. LeAnn and Mirror lake are part of the Grand River, and this fact can not be changed, i.e. the flow from LeAnn will never be stopped.

4. I met with the Deputy Drain Commissioner 7/15/2024. He gave me a tour of the dam and explained how it worked. It has a main valve that can be manually opened or closed as needed. Also, has "spill-over" windows on the east and west sides, that are controlled manually by added or removing 6" x 36" "boards" made of aluminum. The drain commissioner is the only person who can make these changes. Lake property owner can ask for a change in the level, but the commissioner only follows the Court Ordered Maximum level.

5. All of the man hours and costs are charged back to LeAnn, nothing is free.

6. If you want to help our situation, ask your friends who live on Lake LeAnn to stop using fertilizer with Phosphorous (30-10-20) - Phosphorous (30-0-20) does not contain phosphorous. BETTER yet, tell them to stop using fertilizer within 25 feet of the shoreline. Allow the grass to grow for 2 feet at the shoreline (cut out a small beach area for easy access). You will be surprised that native flowers/plants grow on their own with no planting needed and they have been mowed all these years! The tall grass will also stop the geese from walking up to your nice green grass to eat!

Of course, remind them to have their septic tank checked and pumped and corrected if needed. There are low interest loans from the government to make repairs.

7. I have an open invitation to call or email the commissioner anytime if I have a question or concern about LeAnn's North dam or issues with Mirror Lake.

8. I plan to meet with the drain commissioner and LeAnn after the Labor Day Celebration to discuss the possibility of installing biochar socks on Lake LeAnn side of the dam in hopes of cleaning some of the lake water prior to it moving through our inlet.
More to come...

As always, please text or email me with any Mirror Lake quality questions or concerns.

Prepared by: Doug Collins
734-968-1700 - doug.collins@comcast.net

Building - Teddy Janiuk

- Lot 196: New Home Build - Andrew Gurka
 - The building committee approved the home and asked the surrounding 3 neighbors to sign off on the 2-car detached garage with it being lakeside.
 - Note Andrew will need to get a variance from the township as his build does not meet the setback requirements for side or lake front setbacks for a lakeside build.
- Lot 258: Attached Garage - Jim Anderson
 - The building committee approved the attached garage but made note the build does not meet the setback requirements from the road/easement by the township, Jim will need to get a variance from the township.
- Lot 325: New Outbuilding (Pole Barn) - Mary Tarte
 - I will be sending this back to Mary Friday with the approval of the building committee, the committees only follow up is that outbuild matches the color of the home across the street and meets all setback requirements.
- Justin Smiloski has resigned effective immediately from the Building Control Committee, the board has placed Doug Collins in this position. Both Tim Wilson and Bruce Little are resigning at the end of September 2024. Please see below in New Business for the information for their replacements.

Old Business

Park C - Boat Launch - Teddy Janiuk

- Slow going due to the amount of rain we have received in the past couple of weeks.
- Had a walk down with Cody from Lester Bros on Monday, August 5.
- Plan is to have the project completed before Labor Day Weekend.
- Handicap spot did not work out the way it was originally intended and has become a parallel parking spot.

Deed Restrictions Review Update - Julie Collins

- [Attached is a copy of Liberty Township's Zoning Ordinance](#). Below is an excerpt from section 5.11.C which addresses the temporary occupancy of a trailer during construction of a permanent dwelling. I do believe the deed restrictions are in compliance with the township. I do think we should add language that puts the responsibility on the member to ensure they have all appropriate permits and follow township requirements.
 - C. The Zoning Administrator shall have authority to grant a permit for the temporary occupancy of a mobile home, hardside travel trailer, or RV during the period of actual construction of a permanent dwelling on any lot subject to the following conditions:
 - 1. During the period of construction of a new permanent dwelling, but not to exceed a period of twelve (12) consecutive months. The owner of such permanent dwelling premises, and members of such owner's immediate family, shall be permitted to occupy as a temporary residence one (1) mobile home, hardside travel trailer, or RV situated at such construction site provided that such owner intends to occupy as a residence such dwelling upon completion of its construction.
 - 2. Such mobile home, hardside travel trailer, or RV shall not be located between the established setback line and the public right-of-way line of such premises.
 - 3. The sanitary facilities of the mobile home, hardside travel trailer, or RV for the disposal of sewage and waste shall be properly connected to the central sewerage system available at such premises and in case such system is not there and available, then properly connected to the existing septic tank sewage disposal system which is approved by the Jackson County Health Department for the permanent dwelling to be constructed thereat.
 - 4. The mobile home dwelling shall meet all of the requirements of the definition for a mobile home as stated in Section 2.2.35 of this Ordinance. Additionally, said mobile home shall be no more than ten (10) years old at the time of its placement within the Township.

- 5. A \$5,000 performance bond shall be paid and can be forfeited, wholly or in part, if the mobile home, hardside travel trailer, or RV is not occupied, according to the conditions of this Ordinance or is not removed by the expiration date of the permit.
- 6. The user shall enter into an agreement with the Township agreeing to the conditions listed in this Ordinance.
- I spoke with Mark Hubbard (zoning supervisor) at the Township. Per our conversation he said they have not changed any zoning regulations recently. Since I have an email from David Teriaco indicating there are no issues with the township in building a pole barn across the road from a home - he thinks our deed restrictions are fine with allowing it.
- Tim Wilson has signed and notarized the new updated deed restrictions.
- Please note: the comment "25ft from the middle of the road" has been removed.
- Gloria Andrews asked that the board have an attorney review the deed restrictions before publishing. All members of the board agreed that we will not have an attorney look at the by-laws. If an issue arises we will deal with it when it does.

Trading Lot 298 for part of Park C w/the Fenby's - Suzanne Marsee

- This project is ongoing. Liberty Twp. denied the original request. The Fenby's have submitted an appeal on Monday, August 5. This could take up to a month.

New Business

Split Rail Fence @ Park A - Lorri Britsch (absent, presented by Suzanne Marsee & Doug Collins)

- Lorri Britsch would like to begin obtaining quotes for a new split rail fence. Many property owners have complained that the fence is looking pretty bad and needs to be replaced.
- Dave Clark questioned if the current fence is 25ft from the property line. Would this be grandfathered in.
- Lorri can get quotes from local companies, but Dave Clark also suggested we replace it ourselves. So Dave Clark will work with Lorri to determine the cost to replace it ourselves and to get a work group together to complete the work at no cost to the association..

Park A Rain Runoff Proposal - Doug Collins

- Doug Collins is asking the board for permission to take funds from both the Lake and the Parks budgets to complete a rain runoff at park A. See attached slides.
- Dave Fraher made a motion to accept the proposal from Greg Warblow to fix the rain runoff (swale issue) at Park A as presented by Doug Collins. Tim Wilson seconded the motion. All approved.

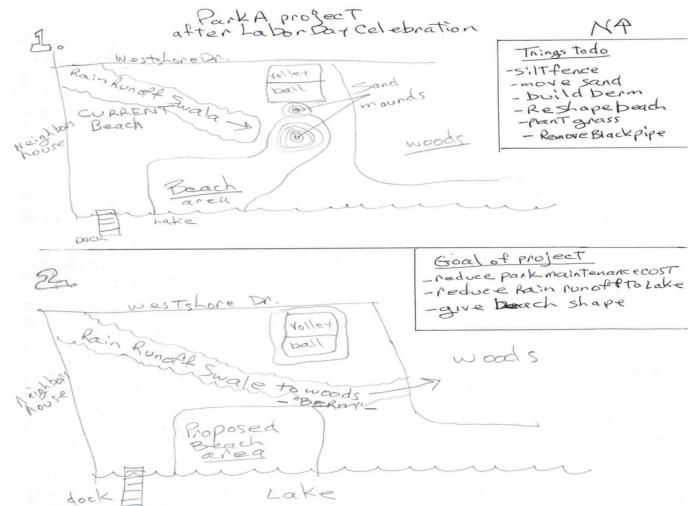
New Business:

Proposal for Park A project to reconstruct the rain runoff swale and beautify the MLA beach.

The propose of this project is to reconstruct the proper swale. It originally ran through the property and into the woods. At some point sand was dumped in this area causing the rain to back up and run through the beach taking sand with it. The goal of the project is to reduce yearly maintenance cost of replacing sand, reduce rain runoff into our lake and give the beach a beautiful shape.

Warblow Excavating has given us a quote to install a silt fence while the grass grows back, move what sand they can back to the beach area, reseed grass, build a berm to control the rain runoff and remove the current black pipe which will not be needed after the repairs. The quote is between \$1200 - \$1500. Repaired would be scheduled after the Labor Day celebration and before the weather gets too cold to grow grass. He would also correct the draining issue north of the volleyball pit and reseed. The volleyball pit would not be touched.

The results would provide a beautiful beach that doesn't need costly repairs every spring.



Open Board Positions - Tim Wilson

- No nominations at this time.

Open Building Committee Positions - Suzanne Marsee

- Suzanne Marsee nominated both Frank Feldt & Brian Marsee to fill the vacant positions at the end of September. Frank Feldt & Brian Marsee accepted the nomination to fill the vacant positions.
- Tim Wilson wanted to thank both Justin Smiloski and Bruce Little for their time and dedication to working on the building control committee.
- The board voted to accept both Frank Feldt and Brian Marsee to fill the vacant positions, all members were in favor. Effective Oct 1 the Building Control Committee will be Teddy Janiuk, David Fraher, Doug Collins, Frank Feldt and Brian Marsee.

Q&A

- EASTSHORE DRIVE PAVING PROJECT - Not a question but just information for Eastshore residents:
 - Eastshore Dr. has been having ongoing conversations regarding getting paved.
 - Eastshore Dr. is a hazard with two washed out areas and the road grading is making it worse. Residents of Eastshore Dr. would have to do a new petition and 51% property owners would need to be signed on to move it forward.
 - It was suggested that someone also reach out to Hanover Horton Schools and get their feedback as to the fact they have to bus students down the road as well.
 - If you would like to be in contact with the Eastshore Dr. paved project, please reach out to Doug Collins, Lisa Pritula, or Teddy Janiuk to get included in the emails.
 - **Please note:** the Eastshore paving project is a project that is being organized by the residents of Eastshroe Dr. and is not a matter that is a part of the MLA association.

Tim Wilson made a motion to end the meeting at 8:02 pm, Julie Collins 2nd, all approved.

Next meeting is scheduled for September 29, at 2 pm at Grace Baptist Church