

LAKE SHANNON FALL NEWSLETTER

Published
October 2012



www.lake-shannon.com

President's Report

By Jim Huck

The Fall General Membership meeting will be held on Wednesday, October 24th, 7:30 pm at the Deerfield Township Hall (located at 4492 Center Road). The primary agenda item will be to review and approve the 2013 Association budget. Our objective is to keep Association dues cost effective while allocating resources to enhance and protect our neighborhood. We hope you will attend the meeting to help us shape an appropriate budget for 2013.

Within the budget proposal, the Board is seeking approval to proceed with two projects intended to protect and enhance our Association properties. One involves a shoreline rocking project for Christine park in order to mitigate further erosion and the associated costs that follow on from a lack of erosion control (that being tree damage and removal costs and dredging costs that occur if erosion is allowed to continue unabated). The second involves a fencing project at the Swim Park to better delineate the park entrance and reduce the ability of trespassers to access this area. Details of each project can be found within this newsletter.

To fund these projects, the Board will seek approval to allocate a portion of the necessary funding from our "**Capital Improvements**" line item, previously known as the "**Hazards / Dredging / Erosion / Environmental Control**" budget line item. The intent is to keep Association dues increases to a minimum and utilize the funds built up over time to help fund these types of projects.

As a reminder, you can stay informed about Lake Shannon Association matters by visiting the Association's website at www.lake-shannon.com

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Within the website, you will have access to a copy of our Bylaws, recent newsletters, lake rules, trash pick-up and recycling guidelines, information from our Ski club and Sportsman's club, as well as other relevant topics you might find helpful. I encourage everyone to review this site to stay informed and find answers to their questions in a quick and efficient manner.

Finally, if any member has a question, concern or suggestion they would like to bring to the Board, feel free to contact any of us on the Board and we will direct the issue to the Board member most capable of addressing the issue. We simply ask that any request include a reference to impacted Bylaw(s), if applicable, and that you allow us a reasonable amount of time to investigate the issue properly. We thank you in advance for that consideration. Look forward to seeing you at the meeting!



Lake Shannon Association Board

President	Jim Huck	629-1046
Vice President & 5-yr Planning Committee	Charles Anderson	714-4390
Treasury - Payable	Bruce Carr	629-8378
Treasury - Receivable	Anna Tirtha	629-0481
Secretary - Recording	Dave Iden	629-7772
Secretary -Corresponding/Newsletter/Welcome ...	Jim Stenz	629-1931
Roads/Parks/Islands	Glen Gray	240-6707
Weed Control/Boat Launch Security	Mark Bourdo	714-0501
Architectural Control Committee	Dave Sheffield	936-5444
Lake Level/ Environmental	Mike Berry	936-5011

Lake Level

by Mike Berry

The Winter Lake Level draw down is scheduled to begin in the **last week of October**, per our Association by-laws. It is anticipated that it will take three to four days for the lake to reach our normal winter level, depending upon the precipitation we receive during the draw down phase.

If you do have any questions or would like to understand the workings of our Lake Shannon dam, please call me at (810) 210-6339.

Please see www.lake-shannon.com for the following:

- **Current By Laws**
- **Architectural Approval Form**
- **Lake Rules**
- **Ski Club Information**
- **Sportsmen's Club Information**
- **General Meeting Minutes**
- **Trash Pickup Guidelines**
- **President's Volunteer Service Awards**



Lake Shannon Phone Directory – NEW release coming in 2013!!!

The Lake Shannon Phone Directory is in the process of being updated for publication in 2013! If you are listed in the present directory (circa 2008) please take a moment to review your contact information to determine if it is correct. If it needs to be updated, or if you are new to the lake within the last 5 years, please contact:

Karen Condra (750-8224)

or, send an e-mail to Lake.Shannon.Phone.Book@gmail.com



and provide updated contact information (including telephone numbers and e-mail addresses).

If you are a local business owner (or know of a local business) who would like to advertise in the phone directory, the Ski Club is selling advertising space (this is a fundraiser for the Club) inside the book for a very reasonable price! Please reach out to Karen to secure your ad space before it is all gone!

Boat Stickers, Keys and Launch Security

by Mark Bourdo

Please note that new boat stickers are required for the 2013 / 2014 / 2015 boating seasons. All launch keycards will be deactivated in the first week of January 2013. Please do not throw out your existing card; these keycards will be reactivated as owners are issued new stickers. Replacement cards are issued upon payment of a \$25 replacement fee.

April 13th and April 27th, I will have a tent set up at the boat launch to issue stickers and activate launch keys. Please plan on stopping by between the hours of 10am – 1pm with your registration(s) and card key to obtain your stickers. I will be testing your card key at that time as well. If those dates do not work, you can obtain boat stickers, access cards and swim park keys by sending a self addressed and stamped return envelope with a copy of the boat registration(s) for the boats you wish to sticker to:

Lake Shannon Association

Attn: Boat Sticker

P.O. Box 464

Hartland, Michigan 48353

They will be processed after May 1st.

Note that, in view of the large number of stickers (approximately 550) to be issued, applications without self addressed and stamped envelopes cannot be processed.

Parks and Islands

by Glen Gray

This past spring, the new owner of the property directly adjacent to the south side of the Swim Park entrance cleared the brush and old fencing on his property line as it leads into the Park. This has created a relatively clear and easy path around the south side chain-link fence as a way to access the Swim Park.

We have conducted a land survey to clearly identify the property lines between the Association and private properties. Based upon this survey we are recommending that a chain-link fence be installed from the waters edge to the existing gate fence (identical to how the fence is constructed on the north side of the park entrance. Also, we are recommending that additional split rail fencing be constructed along the pathway in order to visually guide walkers directly to the gate.

After competitively bidding the activities it is estimated that the total cost of the fence construction project will be \$7,000.00 to purchase the material and install the chain-link and split-rail fence on both sides of the entrance path. This line item will be up for approval under the 2013 Capital Improvements budget.



Christine Park Rocking Project

by Charlie Anderson

The Five-Year Planning Committee is recommending to proceed with the rocking of specific association property shorelines to prevent additional erosion of these shorelines into the lake. There are several benefits to rocking of these shorelines.

- Protect association parks and islands from eroding into the lake (thus maintaining their recreational value)
- Prevent the lake from “filling in” creating shallow areas and boating hazards
- Reduce top-soil and nutrients from eroding into the lake which accelerate weed growth.

There are nine islands, three parks and the Dam/Overflow properties that have shorelines that have been reviewed for the need of rocking or repair to existing rocking. Budgetary quotes have been reviewed and projects prioritized in the following order.

- Highest Priority to Shorelines with High Volume of Boat Traffic
- Boat Traffic forced close to Shoreline (such as narrow areas in lake)
- Visible Damage Due to Erosion Park/Islands with greatest recreational usage
- Beaches excluded from Rocking to preserve swimming areas

The proposal of the committee is to contract rocking for Christine Park in 2012. Christine Park meets many of the above priorities in that there is significant boat traffic near the shoreline and this has resulted in noticeable erosion. Christine Park (Figure 1) has approximately 450' of shoreline. There are two sections of Christine Park to be rocked. The first section, referred to as Section A, has significant erosion and will require much more rocking material. The length of this section is 250'. The second section, referred to as Section B, has minimal erosion. The length of this section is 50'. Section A begins at the lot line of Christine Park on the South East end of the property. Section B ends at the lot line of Christine Park on the North West end of the property. Between the two sections is a clearing which is not to be rocked. This area provides a location for boats to beach and provides titled access to certain property owners in the Lake Shannon subdivision

The Five-Year Planning committee has executed an RFQ and provided it to several local landscape contractors. The final bids have been received and a contractor has been selected to execute the project at a budget of \$30,000, subject to the final approval of the budget amount at the Fall Association Meeting.

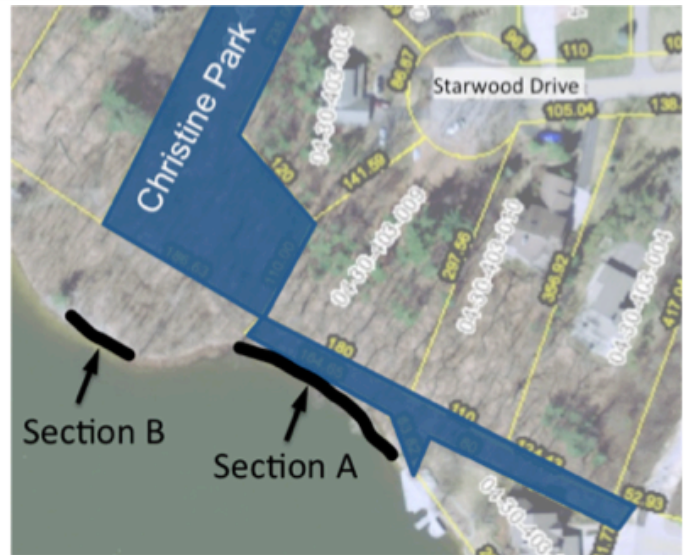


Figure 1



Photo 1 [Typical undercut along Section A]

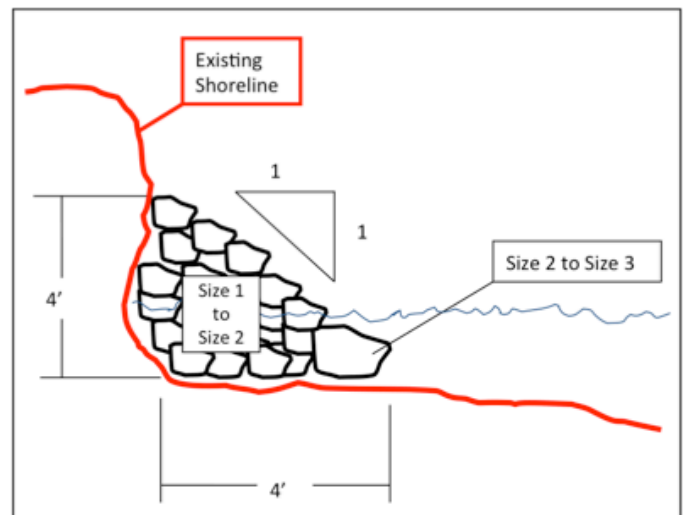


Figure 2 – Section A
Rocking Construction Sketch



LAKE SHANNON HOMEOWNER'S ASSOCIATION
GENERAL MEMBERSHIP MEETING AGENDA

October 24, 2012

- **CALL TO ORDER**
- **INTRODUCTION OF BOARD MEMBERS AND NEW MEMBERS** (5 minutes)
- **MINUTES OF THE LAST MEETING** (5 minutes)
 - Reading of June 6, 2012 General Membership Meeting Minutes
 - Additions / Changes to the Minutes as read
 - Motion to Accept the Minutes
- **COMMITTEE REPORT (Followed by Questions and Approval Vote - 10 minutes)**
 - Account's Payable Treasurer – Bruce Carr
 - Account's Receivable Treasurer – Anna Tirtha
 - Architectural Control Committee – Dave Sheffield
 - Corresponding Secretary /Welcoming Committee – Jim Stenz
 - Recording Secretary – Dave Iden
 - Five Year Planning Committee – Charles Anderson
 - Parks and Island - Glen Gray
 - Lake Level & Environmental- Mike Berry
 - Weed Control/ Boat Stickers & Keys - Mark Bourdo
- **OLD BUSINESS** (0 minutes)
 - None
- **NEW BUSINESS** (20 minutes)
 - Budget Review and Approval
- **NEXT MEETING DATE: June 2013**
- **MOTION TO ADJOURN**



June 6, 2012 General Membership Meeting Minutes (Unapproved)

By Dave Iden

Attendance: Charles Anderson, Mike Berry, Mark Bourdo, Bruce Carr, Glen Gray, Jim Huck, Dave Iden, Dave Sheffield and Jim Stenz

Absent: Steve Peca

Location: Deerfield Township Hall

Meeting Called to Order: 7:37 pm

Approval of Previous Minutes: Dave Iden

The reading of the previous meeting minutes was waived.

Approval of previous minutes as printed in the LSA Fall Newsletter was approved.

Committee Reports:

Treasurer A/P Report: Bruce Carr

- As of April 20, 2011:
 - Current Assets
 - First Bank of Howell \$266,859
 - Merrill Lynch Trust \$57,917
 - Total Assets \$347,883
 - Profit and Loss
 - Total Association dues \$186,873
 - Net Income \$129,257

Treasurer A/R Report: Jim Huck (for Steve Peca)

- Jim reviewed the outstanding performance by Steve Peca and the "A/R Team" in reducing the number of past due properties. As of the meeting date, there were only four properties behind payment.

Architectural Control: Dave Sheffield

- Dave described his responsibilities as Board member in charge of the ACC and how the LSA by-laws serve as the basis for committee decisions.
- Introduced a new form for those seeking ACC approval for property change requests. Will be added to the LSA web site.

Corresponding Secretary: Jim Stenz

- Jim informed the gathered assembly that Lys Kennedy and Janice Sheffield were taking over all Welcoming Committee activities and just how much he appreciated this change.
- Discussed the web site and the information that was available to members.
 - Updated by-laws
 - ACC Application forms
 - Ski Club tab
 - Also, with the support of Brian Miles, we are now testing out a Google Calendar tab that lists all the events and activities offered by the various LSA organizations.

Five Year Planning Committee – Charles Anderson

- Topics to be covered under New Business.

Parks, Islands and Mosquito Control: Glen Gray

- Doing some road patching
- Reminded membership that mosquito spraying for individual properties was still free upon request.

Lake Level and Dam Update: Mike Berry

- Mike has consultants conducting the Five Year Dam inspection
- Submitting application for another Five Year DEQ permit.
- Will post e-coli level when he receives it.
- Explained to the membership the need to keep the lake clean so that the dam screen does not become plugged – trash, branches eventually flows to the dam.



June 6, 2012 General Membership Meeting Minutes (Unapproved)

Continued from Page 6

Weed Control and Boat Launch: Mark Bourdo

- 1st weed applications have started. Mark advised people and pets to stay out of the water.
- Replacement Boat Stickers are now available.

President's Volunteer Service Awards

- Jim Huck and Russ Spencer reviewed the background for the awards which is based on outstanding service to the community. This year's recipients are:
 - Steve Peca
 - Karen Condra
 - Laura Carr
 - Greg Witten

Elections:

- Jim Huck explained the process.
- Anna Tirtha ran unopposed for the lone open Board position.
- Mike Berry, Mark Bourdo, Bruce Carr and Dave Sheffield all were re-elected.

Old Business:

- None

New Business:

- **Swim Park Fencing.** Glen Gray requested transferring monies from available budget line item to fund a \$6000 fence around the Swim Park. Per interpretation of the LSA by-laws it was agreed after discussion to defer request until the Fall General Membership Meeting when special project budgeting is reviewed and approved.
- **Historical Archive of Property Surveys.** Dan Karagozian will create a historical archive of past property line surveys.
- **Rocking and Erosion Project.** Charles Anderson reviewed the latest thoughts and proposals for rocking eroded shoreline; a powerpoint package was distributed upon request and will be included in the Recording Secretary's Meeting Minutes.
 - Phil Peters expressed the need to maintain ability to moor boats.
 - Joe Pellet commented that per the by-laws this could only be approved during the Fall General Membership meeting to obtain the funding.
 - Sylvia Cole asked that the proposal be reviewed with attorney Fifarek.
 - Decided to defer a vote until the Fall General Membership Meeting.
- **Road Survey.** Charles Anderson reviewed the findings of a road quality survey recently completed by the Five Year Planning Committee. This was an informational presentation and is also included in the aforementioned powerpoint presentation.
 - Discussion, included Dave Domas, concerning who is responsible for maintenance of the roads. Several LSA members stated that the original agreement with Livingston County was that LSA would construct the roads to county specifications and then the county would maintain them.
 - Chuck and his Five Year Planning Team are to continue research and investigate past agreements and future plans.
- Dick Collins commented about loose and untethered dogs in an amusing and insightful manner. Please keep your dogs leashed and/or restrained.
- Dick also mentioned that he has a three volume set about the history of the Lake Shannon Sportsmens Club.

Next General Membership Meeting Date/Location:

7:30 PM Wednesday October 24, 2012 – Deerfield Township Hall

Meeting Adjourned: 9:00 pm

Minutes submitted by: David Iden

Note: all Board Member reports and actions were moved, seconded and approved unless otherwise indicated.

June 6, 2012 General Membership Minutes



Proposed 2013 Lake Shannon Association Budget Detail

<u>General Expenses</u>	2012 Budgeted Funds	2012 Actual Expenditures	Carry- over Funds	2013 Budgeted Funds	2013 Required Additional Funds
Bad Debt Write Off	2,500	1,000	1,500	1,500	0
Insurance (Board Liability)	3,300	3,300	0	3,300	3,300
Board Authorized Expenses	4,000	2,500	1,500	4,000	2,500
Postage and Printing	2,600	2,600	0	2,600	2,600
Computer / Consulting Services	1,500	1,500	0	6,500	6,500
Legal Fees	10,000	3,500	6,500	6,500	0
Parks & Islands	18,000	18,000	0	24,000	24,000
Dam Maintenance	4,000	3,000	1,000	3,500	2,500
Meeting Recognition	1,200	700	500	1,000	500
Property Taxes & Dues	1,000	1,000	0	1,000	1,000
Total General Expenses	48,100	37,100	11,000	53,900	42,900

<u>Special Assessments</u>					
Legal contingencies	55,000	0	55,000	55,000	0
Waste Removal	57,000	57,000	0	58,140	58,140
Capital Improvements	35,000	0	35,000	20,000	(15,000)
Christine Park Rocking	0	0	0	30,000	30,000
Swim Park Fence	0	0	0	7,000	7,000
Weed Control	45,000	40,768	4,232	45,000	40,768
Water Testing	3,200	0	3,200	3,200	0
Fish Survey/Stocking	0	0	0	500	500
Mosquito Control	19,000	19,000	0	19,000	19,000
Boat Launch	2,500	1,500	1,000	2,500	1,500
Fireworks	12,400	12,350	50	12,400	12,350
Total Special Assessments	229,100	130,618	98,482	252,740	154,258
Total Budget	277,200	167,718	109,482	306,640	197,158



Proposed 2013 Lake Shannon Association Dues Summary

Property Type	2013 Dues	2013 Discounted Dues **
Lake House (Tyrone twp.)	\$575	\$525
Lake House (Deerfield twp.)	\$575	\$525
Pond House (Deerfield twp.)	\$575	\$525
Off Lake House (Tyrone twp)	\$487	\$437
Off Lake House (Deerfield twp.)	\$487	\$437
Lake Lot (Tyrone twp.)	\$288	\$238
Lake Lot (Deerfield twp.)	\$288	\$238
Off Lake Lot (Tyrone twp)	\$243	\$193
Off Lake Lot (Deerfield twp)	\$243	\$193
1/2 Lake Lot (Tyrone twp)	\$144	\$119
1/2 Off Lake Lot (Deerfield twp.)	\$122	\$97
1/3 Lake Lot (Tyrone twp)	\$96	\$79
1/3 Off Lake Lot (Tyrone twp)	\$81	\$64
2/3 Lake Lot (Tyrone twp)	\$192	\$158
Total Budget	\$220,275	\$197,158

**** Discount applies to dues received no later than March 31st, 2013**



Proposed 2013 Breakdown of Dues by Property Type

Budget Line Item Description	Breakdown of Dues by Property Type								
	Lake House (Tyrone twp.)	Lake House (Deerfield twp.)	Pond House (Deerfield twp.)	Off Lake House (Tyrone twp)	Off Lake House (Deerfield twp.)	Lake Lot (Tyrone twp.)	Lake Lot (Deerfield twp.)	Off Lake Lot (Tyrone twp)	Off Lake Lot (Deerfield twp)
Property count	168	56	9	84	31	24	27	27	32
General Expenses	\$92.79	\$92.79	\$92.79	\$92.79	\$92.79	\$92.79	\$92.79	\$92.79	\$92.79
Legal Contingencies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Improvement	-\$32.44	-\$32.44	-\$32.44	-\$32.44	-\$32.44	-\$32.44	-\$32.44	-\$32.44	-\$32.44
Christine Park Rocking	\$64.89	\$64.89	\$64.89	\$64.89	\$64.89	\$64.89	\$64.89	\$64.89	\$64.89
Swim Park Fence	\$15.14	\$15.14	\$15.14	\$15.14	\$15.14	\$15.14	\$15.14	\$15.14	\$15.14
Weeds	\$132.20	\$132.20	\$132.20	\$44.07	\$44.07	\$66.10	\$66.10	\$22.03	\$22.03
Water Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fish Survey/Stocking	\$1.08	\$1.08	\$1.08	\$1.08	\$1.08	\$1.08	\$1.08	\$1.08	\$1.08
Mosquito	\$54.60	\$54.60	\$54.60	\$54.60	\$54.60	\$0.00	\$0.00	\$0.00	\$0.00
Boat Launch	\$3.24	\$3.24	\$3.24	\$3.24	\$3.24	\$3.24	\$3.24	\$3.24	\$3.24
Fireworks	\$26.71	\$26.71	\$26.71	\$26.71	\$26.71	\$26.71	\$26.71	\$26.71	\$26.71
Discount Adjustment	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Subtotal	\$408.21	\$408.21	\$408.21	\$320.08	\$320.08	\$287.51	\$287.51	\$243.45	\$243.45
Waste Removal Service	\$167.07	\$167.07	\$167.07	\$167.07	\$167.07	\$0.00	\$0.00	\$0.00	\$0.00
2013 Total Dues	\$575	\$575	\$575	\$487	\$487	\$288	\$288	\$243	\$243
2013 Discounted Dues**	\$525	\$525	\$525	\$437	\$437	\$238	\$238	\$193	\$193

**** Discount applies to dues received no later than March 31st, 2013**



**Lake Shannon Association
Balance Sheet
As of September 10, 2012**

	As of <u>Sep 10, 2012</u>	As of <u>Sep 10, 2011 (PP)</u>	<u>Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Bank Accounts				
First Bank of Howell	199,369.69	177,910.97	21,458.72	12.06%
Merrill Lynch Trust	57,917.49	58,065.34	-147.85	-0.25%
Vanguard Money Market (deleted)	0.00	0.00	0.00	
Total Bank Accounts	\$257,287.18	\$235,976.31	\$21,310.87	9.03%
Accounts Receivable				
1201 Accrued Interest	0.00	0.00	0.00	
Accounts Receivable	-1,763.19	-158.85	-1,604.34	-1009.97%
2007 Accounts Receivable	1,096.83	1,096.83	0.00	0.00%
2008 Accounts Receivable	990.00	990.00	0.00	0.00%
2009 Accounts Receivable	1,372.32	1,372.32	0.00	0.00%
2010 Accounts Receivable	1,932.00	1,932.00	0.00	0.00%
Accounts Receivable Fees	2,903.33	2,903.33	0.00	0.00%
Total Accounts Receivable	\$6,531.29	\$8,135.63	-\$1,604.34	-19.72%
Total Accounts Receivable	\$6,531.29	\$8,135.63	-\$1,604.34	-19.72%
Other Current Assets				
1499 Undeposited Funds	200.00	0.00	200.00	
Allowance for Bad Debts	0.00	0.00	0.00	
Total Other Current Assets	\$200.00	\$0.00	\$200.00	
Total Current Assets	\$264,018.47	\$244,111.94	\$19,906.53	8.15%
Fixed Assets				
Land				
Center Lot #04-19-100-058-401	22,500.00	22,500.00	0.00	0.00%
Dean Rd. Lot 03-24-400-003	10,000.00	10,000.00	0.00	0.00%
Total Land	\$32,500.00	\$32,500.00	\$0.00	0.00%
Total Fixed Assets	\$32,500.00	\$32,500.00	\$0.00	0.00%
TOTAL ASSETS	\$296,518.47	\$276,611.94	\$19,906.53	7.20%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 Accounts Payable	0.00	0.00	0.00	
Total Accounts Payable	\$0.00	\$0.00	\$0.00	
Total Current Liabilities	\$0.00	\$0.00	\$0.00	
Total Liabilities	\$0.00	\$0.00	\$0.00	
Equity				
1110 Retained Earnings	178,886.72	156,510.97	22,375.75	14.30%
3000 Opening Bal Equity	53,652.18	53,652.18	0.00	0.00%
Net Income	63,979.57	66,448.79	-2,469.22	-3.72%
Total Equity	\$296,518.47	\$276,611.94	\$19,906.53	7.20%
TOTAL LIABILITIES AND EQUITY	\$296,518.47	\$276,611.94	\$19,906.53	7.20%



**LAKE SHANNON ASSOCIATION GENERAL
MEMBERSHIP MEETING ANNOUNCEMENT**

DATE: WEDNESDAY, OCTOBER 24TH, 2012

TIME: 7:30 P.M.

PLACE: DEERFIELD TOWNSHIP HALL

4492 CENTER ROAD, LINDEN, MI

PLEASE ATTEND - YOUR PARTICIPATION IS IMPORTANT!

www.lake-shannon.com

Save a tree!

If you would like to receive an electronic copy of this newsletter in the future, please send your e-mail address to us via the 'Contact Us' link on www.lake-shannon.com.

Lake Shannon Association
P.O. Box 464
Hartland, MI 48353