

LAKE SHANNON FALL NEWSLETTER

Published
October 2020



www.lake-shannon.com

President's Report

By Mark Kennedy

Membership Meeting

Covid restrictions severely limit locations for membership meetings, but Bill Baker has generously offered his business site where we can safely social distance. Our fall membership meeting will be held on October 28, 2020 at 7:30 pm at Green-Up Landscape & Garden Center - [5170 W Grand River Ave, Fowlerville, MI](#). We hope to see you there.

The membership meeting agenda includes committee reports, the budget for 2021, a special assessment for dredging, and three proposed bylaw changes. The association budget process "rolls over" unused funds from year to year. While the gross budget shows an increase of 4.6%, the required additional funds or net budget shows an increase of 12.7%, an increase of \$31,600. The increase is primarily due to the anticipated increase in legal expenses related to bylaw enforcement. A special assessment for dredging of four coves will be presented. Nearly sixty per cent of the cost will be paid using accumulated reserves. The balance will be paid by a proposed \$380 per lot special assessment. As reported at the July meeting, dredging of four coves at once will cost approximately \$100,000 less than two separate dredging efforts. More information on the dredging proposal can be found in the report of the 5 Year Planning Committee on page 4 of this newsletter.

The three bylaw proposals are:

- A proposal for warnings and fines related to bylaw violations. The Board strongly recommends approval of this proposal. Without penalties, when a member files a complaint and the violator refuses to comply voluntarily, the Board can only obtain compliance by filing a lawsuit which results in costly expenses for all association members.
- A member initiated proposal to limit PWC hours from 11a.m. to 7p.m. The Board has not taken a position on this proposal.
- A member initiated proposal related to preservation of sight lines. The Board recommends rejection of this proposal as it is vague and we believe unenforceable.

The full text of the proposed bylaw amendments and the resolution or motion for dredging can be found on page 3 of this newsletter.

"Retirement" of Mike Berry

We say a sad farewell to the dam man who has diligently maintained and operated the dam for more years than most of us can remember. Mike had hoped to purchase property in the neighborhood to maintain membership but this didn't happen (yet) and so he must step down from the board. With Mike's recommendation, the board has appointed Jeff Coates to serve out the remainder of Mike's term. In addition to lake level, this board position is also responsible for lake quality. We will miss Mike's enthusiasm, devotion, humor and love for Lake Shannon as we warmly welcome Jeff to the board.

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Sources of Useful Information

You are encouraged to review the information in [this newsletter](#) and to visit the [Lake Shannon website](http://www.lake-shannon.com) at <http://www.lake-shannon.com>. The website is a great reference source that includes announcements, information on recycling, boating rules, bylaws, building rules (Architectural Control), our complaint process and form, a method for contacting the Association and a calendar which includes the Waste Management schedule.

By-Law Enforcement/By-Law Review Committee

Based on member interest and concern for bylaw enforcement, the board recently adopted a policy which provides a framework for board initiated enforcement action in addition to member initiated action. The policy also provides general guidelines. You can read the policy on the association website. As the board's time and attention have become increasingly focused on the bylaws, we have decided to create a committee to comprehensively review the current language of our bylaws. If you are interested in serving on this committee, please let me know.

Help Keep Our Lake Beautiful

I recently found these tips from earlier work done by the LSA Five Year Planning Committee:

- Minimize use of fertilizers, especially near the water
- Keep leaves out of the lake
- Control erosion – rock shorelines, use silt screens when doing landscape construction projects
- Control storm runoff, don't channel runoff directly into the lake
- Maintain your septic system



President's Report – (continued)

Association Volunteers Needed

Are you interested in serving on the Lake Shannon Board or on a committee? We anticipate several board vacancies next year and will need volunteers to fill these slots. Being a board member requires:

1. The willingness to devote the necessary time to your specific role (each board member has a specific area of responsibility).
2. A commitment to the broad interests of the community as opposed to a specific or narrow agenda.
3. The skills inherent in being part of a team which includes:
 - a. Openly and respectfully sharing your perspective.
 - b. Giving full consideration to the input and perspective of your fellow board members.
 - c. Recognizing that, in the final analysis, the board acts as a board and your thoughts on the best solution might be different than the majority.

You can find information about board member responsibilities in our bylaws. You might also find this article on the primary legal duties of board members helpful:

<https://www.councilofnonprofits.org/tools-resources/board-roles-and-responsibilities>

Committees are occasionally created to address a specific topic. For example, we currently have a committee focused on dredging and recently created a committee to examine long-term financial needs.

If you are interested in serving on the board or a committee, or know someone that would be a good choice for one of these roles, please contact me or any of the board members.

Thanks to All Volunteers

One of the many things that makes Lake Shannon a wonderful community is the caring, giving, selfless volunteers who carve time out of their busy lives to serve their neighbors. This includes the Sportsmens' Club, the Ski Club, the coordinator of the Grapevine and Hotline and various Association committees. Thank you to everyone who volunteers their time for the betterment of our lake and community.

Mark

Lake Level

by Jeff Coates

The Winter Lake Level draw down is scheduled to begin on **Saturday, October 31st**, 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) 516-5250.

Accounts Receivable

by Carrie Varcoe

Thank you to everyone that has paid their 2020 dues! Your commitment to our community and way of life is appreciated by all. As an association, we depend on receiving all Lake Shannon dues in a timely fashion in order to pay for and to enjoy the many services our community has to offer.

On September 1st, liens were prepared and filed against properties with unpaid dues. When liens are filed the homeowner receives an invoice for the lien filing and removal fee of \$150.00 and also the 7% interest fee.

Property that holds a lien cannot be sold until all past dues and monies owed are paid. A title company will contact me with any pending sales and request a Dues Status Letter from the association which states whether or not dues are paid etc..

The next step for Accounts Receivable is the preparation and mailing of dues invoices for 2021 scheduled to begin early January. **Please cut off top portion of invoice and include with payment.** If you have any questions regarding dues, please contact me at 248-467-0764.

Lake Shannon Association Board

President:

Mark Kennedy (810)629-3827

Vice President & 5-yr Planning Committee:

Frank Mancuso frankm.lakeshannon@gmail.com

Treasury – Payable:

Jeff Schram (248)755-0542

Treasury – Receivable:

Carrie Varcoe (248)467-0764

Secretary – Recording:

Mary Sutton (810)629-5424

Secretary –Corresponding/Newsletter/Welcome:

Jim Stenz (810)629-1931

Parks, Islands and Weed Control:

Bill Baker (810)499-1616

Boat Launch Security/Mosquito Spraying

Scott Mroz (248)459-9559

Architectural Control Committee:

Steve Dumont (248)495-3905

Lake Level/ Environmental:

Jeff Coates (810)516-5250



Motions for October 28, 2020 Membership Meeting

Publication in this newsletter is made in accordance with the notice requirements in Section 4 of Article V (special assessments) and Section 3 of Article XV (bylaw amendment)

➤ **Fines for Bylaw Violations – Recommended by Board.**

Add a new Article XVII which reads as follows:

Assessment of Fines for Bylaw Violations – Except as specifically set forth in other Articles/Sections of these Bylaws, the violation of any of the provisions of the Bylaws shall be grounds for assessment by the Association, acting through its Board of Directors, of monetary fines as follows:

- (i) For the first violation the Member shall be provided with a written warning.
- (ii) For the second violation within a twelve (12) month period, the Member shall be fined Fifty Dollars (\$50.00)
- (iii) For the third and each subsequent violation within a twelve (12) month period, the Member shall be fined One Hundred Dollars (\$100.00)

Every week that a violation is not cured or abated shall be deemed a separate violation. The fines imposed under this Section shall be the personal obligation of the property owner(s) and shall be an obligation that runs with the land. In addition, any and all costs incurred by the Association in collecting said fines, including but not limited to the cost of preparation and recording of liens, litigation, filing fees, actual attorney fees and other cost of other litigation and collection costs (the "Collection Costs"), shall be due and payable from the owner(s) of the property to which said fines apply (the "Property"). The fines and Collection Costs shall be a lien upon the Property and the Board of Trustees is authorized to record a notice of this lien with the Register of Deeds and to file on behalf of the Association such actions or proceedings to collect the fines and Collection Costs.

➤ **PWC Hours – Member Initiated, Board has taken no position on this proposal**

Add a new subsection 4.7 to Article XI, Boating Regulations which reads as follows:

The use of jet skis, wave runners and all similar types of personal watercraft on the lake are restricted to the hours between 11 a.m. and 7 p.m., unless law, ordinance, regulation, etc. require a more restrictive limitation.

➤ **Preservation of Sight Lines – Member Initiated, Board recommends rejection of this proposal**

Add a new subsection 3.10 to Article VIII, BUILDING RESTRICTIONS-ARCHITECTURAL CONTROL COMMITTEE which reads as follows:

Should trees or other natural features grow to such a height or in such a way that they unreasonably impact the water views of an adjacent property owner, then said adjacent property owner may petition the ACC to perform an inspection. The ACC &/or LSA HOA board, in its sole discretion, will make a decision within 14 days of that inspection as to whether the impact on water sight lines is unreasonable. Should it be determined that they are, the property owner upon whose land the trees or natural features sit shall remove them within 30 days. Mature trees that have been planted for 10 years or more as of the passing of this provision shall not be subject to it, notwithstanding whether they may impact water views.

➤ **Special Assessment Resolution/Motion for Dredging**

It is moved that a one time special assessment of \$380 be paid by all properties within the Association/each lot to provide funding for dredging of four coves: Surfwood, Ore Knob, Brandon (Turtle Island) and Driftwood. This special assessment will be due and payable with the 2021 dues notice. It is further moved that the membership authorizes the Board to spend \$260,000 of accumulated reserves or cash savings for this project and to execute a contract with the selected contractor for the project.



Five Year Planning Committee

by Frank Mancuso

Dredging Update:

Since the last report of Summer, 2020, the Dredging Committee solicited bids from two additional contractors (White Lake Dock & Dredge, Inc. and Michigan Hydraulic Dredging) and an updated bid from Superior Seawalls, Docks and Dredging. Of these three bidders, Superior and White Lake submitted proposals, Michigan Hydraulic Dredging elected not to bid because their 2021 schedule was already full.

For those who did not attend the Fall 2019 or the Summer 2020 meeting, here is a summary of the Lake Shannon Dredging issue:

- I. How did the Dredging issue arise? There are four areas (coves) within the Lake Shannon Community that are filling up with sediment and becoming non-navigable. Surfwood Cove, Ore Knob Cove, Brandon (Turtle Island) Cove and Driftwood Cove. Some of the Coves have become stagnant and emit foul odors (similar to a rotten egg smell)
- II. Where did the sediment and silt come from? There are 3 primary sources of the sediment: (1) organic deposits, primarily leaves, branches, grass and rotting seaweed; (2) run off from gravel roads, hills and surrounding properties; and (3) construction activities.
- III. Signs that it's time to Dredge. These are the factors that indicate that it is time to dredge: (1) difficulty navigating; (2) weed growth; (3) lower water clarity; (4) foul odors; (5) the last dredging project was Giovanini cove approximately 12 years ago.
- IV. Why Dredge (i.e., what are the benefits)? The benefits of Dredging our lake are: (1) to remove sediment and silt that has accumulated over the years; (2) to improve navigability of the affected waterways; (3) to maintain property values; (4) putting off dredging will only increase the cost later on; and (5) to improve the lake quality in the following ways;
 - a) To eliminate or minimize sediment migration, meaning that when the Coves fill up, sediment migrates to other portions of the Lake through boat motors stirring up the sediment (at this time, the coves – the center portion of Lake Shannon has accumulated 2+ feet of sediment (Ski Jump))
 - b) Reduce or eliminate foul odors in the Coves
 - c) To improve the water quality and provide a healthier aquatic ecosystem that will result in a more suitable habitat for fish and other aquatic plants and animals
 - d) To reduce or eliminate Eutrophication of the Lake (to extend the life of the lake)
- V. The RFP Process. The Dredging Committee has worked diligently to prepare for the dredging project. This includes, but is not limited to, working closely with the Michigan Department of Environment, Great Lakes and Energy (EGLE – formerly DEQ)(including a Pre-Application meeting at Lake Shannon); identifying qualified contractors and preparing parameters for a Request for Proposal (RFP) and soliciting Proposals. More details will be provided at the Fall Membership meeting.
- VI. The Dredging Project. Here is a table showing the details of the Dredging Project:

Cove	Cubic yards of Sediment	Approximate Size	Ave Depth of Sediment	Shallowest water Depth
Surfwood	4,293	1.5 acres	2 ½ - 3 feet	2 ½ feet
Ore Knob	5,946	2.1 acres	2 – 3 feet	3 feet
Brandon	3,653	1.5 acres	2 – 3 feet	2 ½ feet
Driftwood	822	Not provided	Not provided	1 ½ feet

Total spoils to be dredged (all 4 coves) is **14,714 cubic yards.**

- VII. The Project Status. The Dredging Permit Application has been sent to EGLE. We are waiting for the Permit to be issued. EGLE may accept the application as is or may request additional information. The lowest responsive bid was from Superior Seawalls Docks and Dredging (\$404,000). The next (and only) responsive bid was for \$510,000 and was not an all inclusive bid (there would be extra trucking and possibly storage costs). The Dredging budget recommended by the Dredging Committee is \$445,000 (\$404,000 plus a 10% contingency). The Membership will be asked to approve the Dredging Project at the Fall General Membership Meeting (including a one-time special assessment).
- VIII. If the Dredging project is approved, it will take place next fall (October, 2021). The Dredging will occur before the lake level is dropped and all Members who own lakefront property within the Coves will be asked to remove all docks and hoists, even those that are typically left in over the winter (with the exception of permanent docs). Any docs and hoists left in the water hinder the Dredging and will result in those areas not being dredged.

Additional information on dredging can be found at:

www.Geoforminternational.com (see the before and after video under the heading "Sediment Removal Equipment).

<https://www.americanunderwaterservices.com/5-benefits-dredging-pond/> (this article discussed pond dredging but the same issues pertain to lake dredging).

Roads:

The Livingston County Road Commission (LCRC) has scheduled the tree trimming on the Ledgewood curve for this fall (it was delayed due to the bat breeding season and then due to COVID-19). This will help with visibility on the curve. The LCRC has also added striping to the Ledgewood Curve and a 15mph speed limit sign at the curve.

Lake Shannon Islands Title Search:

The Board discovered that the Tyrone Township's records reflected that Sylvia Cole owned Islands 4 & 5 (the twin islands). We obtained a Title Insurance Policy for Islands 4 & 5 insuring that the Lake Shannon Association was the true owner of Islands 4 & 5. The Tyrone Township Assessor then agreed to change The Township's Records to reflect that the Lake Shannon Association owns islands 4 & 5.

Trash Removal:

Trash service contract. The LSA trash service contract is with Waste Management. The current contract expires on December 31, 2022 and provides for a modest 3% price increase each January 1st.

The Lake Shannon contract with Waste Management covers:

- **TRASH PICKUP** – Weekly.
- **BULK** – One large item per month at no charge but resident must schedule in advance with Waste Management.
- **RECYCLE** – Bi-Weekly (every other week) using WM provided 18-gallon bin.
- **YARD WASTE** – Weekly during April through November, using yard waste bags or containers marked "Compost" (limit of 20 per week)



Five Year Planning Committee – (continued)

by Frank Mancuso

Bulk item service was suspended during the Stay-at-Home Order. The Bulk item service has since been restored.

For additional information about trash and yard waste pickup visit the Lake Shannon Association website at:

<http://shannon.weebly.com/rubbish-removal.html>, For additional information on recycling visit the following link:
<http://shannon.weebly.com/recycling-guidelines.html>.

As we head into winter, remember that the roads must be clear in order for Waste Management to pickup the trash. In past years, we experienced a number of complaints regarding the lack of service, particularly along Cliffwood Court and Ledgewood Hills Trail. Even though the roads were not snow covered, they were icy, preventing the truck from safely navigating the steep hills. Waste Management has agreed that, should the roads be icy two weeks in a row, a service person will swing the following Tuesday to pick up trash. In the past, there have been a few reports of trash not being picked up on some of the dead-end courts. This was likely due to vehicles parked in the street and making it unsafe for a large truck to get by and/or turn around. Remember that our bylaws restrict parking in the street between 2AM and 6AM and as a courtesy to your neighbors, cars should not be left in the street any other time if they are inhibiting traffic flow. Please be advised, pickups are not necessarily performed at the same time every week. There may be times when the truck arrives earlier or later than typical service time. It is wise to bring your trash to the curb the night before to avoid any gap in service.

Boat Stickers, Keys and Launch Security

by Scott Mroz

(248.459.9559; Scott_mroz@charter.net)

As the leaves fall we must wave goodbye to another great boating season.

Launch Access Cards: As many of us know the launch controller was replaced last fall. The new controller necessitated replacement of all of the access cards. If you need a card, please text, call or email me. I would appreciate a 3-4 day notice but I'll do my best to accommodate an immediate request. If your new card is lost, please notify me so I can de-activate it and re-issue a new one; replacements are \$25 made payable to the Lake Shannon Association.

Boat Stickers are required by the LSA bylaws to be displayed on all motorized watercraft. To obtain boat stickers you must provide:

- Proof of ownership
- Proof of LSA membership
- A current Michigan watercraft registration in the name of the resident (given the current situation a bill of sale that indicates state registration fees paid is acceptable).

Trespassing: There have been quite a few trespassers asked to leave the lake this season. You can help minimize trespassing by locking the launch ramp and boat corral when you are done using them. If you do notice someone launching an unauthorized craft please note the time so I can review the security cameras at the launch.

Membership Meeting: I will have key cards and boat stickers at the next membership meeting so if you are still in need of one or both please bring the items noted above so I can get you updated.

Boating Safety: On a boating safety note, several residents have reached out to me regarding boating safety and unsafe watercraft operation on our lake. Even though we live on a private lake, we must still obey Michigan boating safety and USCG safety rules. **PLEASE REVIEW THE DIRECTIONAL MAP IN THE SPRING NEWSLETTER AND ON THE LAKE SHANNON WEBSITE** if you are unfamiliar with this pattern. You are responsible for the conduct of guests who operate your watercraft so please ensure that they are familiar with the direction pattern on the lake as well as all boating safety protocols.

A number of residents concerned about unsafe behavior on the lake have suggested that perhaps the time has come to invite the Livingston county sheriff to patrol our lake. Although the Board has not chosen this option yet, continuation of unsafe boating activity will leave the board with no other choice. Also, please remember that you as an association member are well within your rights to respectfully approach any person on the lake and remind them of proper boating safety and USCG rules. All of us are concerned about the potential for injury or loss of life on the water. Please do your part to keep you, your family and friends and your neighbors safe.

Two resources to review for boating safety information are:

- The Michigan DNR website www.michigan.gov/DNR
- www.uscgboating.org

Mosquito Control: APM is on a regular schedule with placement of traps around the lake as they discover necessary. Based on current and forecast weather, they typically run their trucks on Tuesday/ Wednesday evenings. If there are any issues you notice please reach out to me and I will do my best to resolve them quickly; like anything else if I am unaware of the issue I cannot resolve it.

Parks, Islands and Weed Control

by Bill Baker

Outline for 2021 – focusing on 4 main items –

- Evaluate each park and island – survey each property; determine if level of maintenance meets homeowner's requirements; preparation for weekend where islands are used the most; tree trimming.
- Complete special projects such as rocking of shorelines; sign improvements; tree pruning.
- Restoration of swim park – obtaining bids for the project which includes gate security and access issues. Other items being looked at include adding recreational areas to the swim park such as a horseshoe pit, etc.; tree planting.
- Improve signage on all the roads regarding unauthorized access.

Welcome to Lake Shannon!

by Jim Stenz

Welcome new owners on Lake Shannon! We are very happy to have you as part of our community. Our board would like to supply new owners / renters with our "welcome" packet of information such as the phone directory, by-laws, organizations, contacts, etc. Unfortunately, the most difficult part we have is becoming aware of our new neighbors. Please contact me at **(810) 629-1931** (or jimstenz@gmail.com) when someone near you moves in.



Architectural Control Committee

by Steve Dumont

F.A.Q.'s of the A.C.C.

Residents seem to have questions about what is allowed on their property. The F.A.Q.'s people have for the A.C.C. are listed below:

1. Do I have to get permission to cut down dead trees?

Yes, you need to contact the A.C.C to verify the dead tree(s) and to be informed that trees are being removed. (3 live trees per 12-month period are allowed).

2. Can I build a shed or pole barn?

No, outbuildings of any kind are not allowed. Gazebos are allowed up to 100 sq. ft. (13 feet in diameter), and must be able to be disassembled.

3. What kind of sea walls are allowed?

First, you have to get E.G.L.E. (Michigan Department of Environment, Great Lakes, and Energy) permit to work within water's edge.

The materials allowed are an unbonded stone or irregular material so the wave does not reflect right back into the lake.

4. Can I store my camper/travel trailer on my property?

No, campers/travel trailers are not allowed to be stored on your property.

No temporary structures are allowed including, storage tent structures, commercial enclosed trailers, storage trailers, commercial trucks, must be stored in your garage.

Yes, pick-up trucks are allowed.

I hope this helps with some of the most asked questions. If you are ever in doubt, don't hesitate to contact me.

Thank you.

Steve Dumont - 248.495.3905 (cell)

LAKE SHANNON HOMEOWNER'S ASSOCIATION

GENERAL MEMBERSHIP MEETING AGENDA

October 28, 2020

- **CALL TO ORDER**
- **INTRODUCTION OF BOARD MEMBERS AND NEW MEMBERS** (5 minutes)
- **MINUTES OF THE LAST MEETING** (5 minutes)
 - Reading of August 12, 2020 General Membership Meeting Minutes
 - Additions / Changes to the Minutes as read
 - Motion to Accept the Minutes
- **COMMITTEE REPORT (Followed by Questions and Approval Vote – 15 minutes)**
 - Account's Payable Treasurer – Jeff Schram
 - Account's Receivable Treasurer – Carrie Varcoe
 - Architectural Control Committee – Steve Dumont
 - Corresponding Secretary /Welcoming Committee – Jim Stenz
 - Vice President / Five Year Planning Committee – Frank Mancuso
 - Parks and Island – Bill Baker
 - Lake Level & Environmental- Jeff Coates
 - Weed Control/ Boat Stickers & Keys - Scott Mroz
 - Recording Secretary – Mary Sutton
- **UNFINISHED BUSINESS** (0 minutes)
- **NEW BUSINESS** (20 minutes)
 1. Budget for 2021
 2. Dredging Special Assessment
 3. Proposed bylaw changes
 - a) Fines for bylaw violations – Board recommended
 - b) Hours of operation for personal watercraft – Member initiated
 - c) Preservation of sight lines – Member initiated
- **NEXT MEETING DATE: June 2020**
- **MOTION TO ADJOURN**



August 12, 2020 General Membership Meeting Minutes (Unapproved)

By Mary Sutton

Attendance: Mike Berry, Steve Dumont, Dave Iden, Mary Sutton, Mark Kennedy, Frank Mancuso, Scott Mroz, Jeff Schram, Bill Baker and Carrie Varcoe

Absent: Jim Stenz

Location: Settler's Park, Hartland

Meeting Called to Order: 7:30 pm

- Mark introduced Mary and Bill, expressed his appreciation to Dave Iden for his service on the Board and announced Dave's resignation.
- Board introduced themselves.
- New residents introduced themselves.

Approval of Previous Minutes: Dave Iden

- The reading of the previous meeting minutes was waived. Approval of LSA November 13, 2020 General Membership minutes as printed in the Spring Newsletter was approved.

Committee Reports:

Treasurer A/P Report: Jeff Schram

- As of July 17, 2020 (complete Balance Sheet available in Spring Newsletter):
 - Balance Sheet:

Bank Accounts	\$472,991
Fixed Assets	\$32,500
Liability	\$0
Equity	\$505,491
 - Profit/Loss

Total Income	\$242,305
Total Expense	\$130,010
Net Operating Income	\$112,295
- Everything is tracking to budget.
- Jeff to review 2021 budget proposals at Fall Membership meeting.

Treasurer A/R Report: Carrie Varcoe

- 7 properties with unpaid dues.
- Liens will be filed in September.

Architectural Control "ACC": Steve Dumont

- Processing ACC applications
- Nine current projects are being tracked by the ACC.
 - Three seawalls
 - Three new homes
 - Three additions and/or renovations

Corresponding Secretary: Jim Stenz – absent

Five Year Planning Committee – Frank Mancuso

- Dredging – Spring newsletter has extensive details surrounding this project. The project was initially comprised of 2 phases covering 3 coves, process revealed the necessity of adding Driftwood Cove to be dredged. The mobilization costs made it cost prohibitive to have project done in 2 phases; committee recommended project to be bid out as a single project. Received two bids, one bid did not meet bid requirements or bidder qualifications and the other bidder came in over projected amount. Committee is working on finalizing bidders and revising costs. Fall 2021 is new target date for project. The members brought up several questions related to the dredging project such as the timing of the project, the funding of the project, some confusion around the project scope, etc. Frank encouraged residents to come to the Fall meeting to vote on the proposed assessment to approve the funding of the full project. Phil Peters volunteered to assist the 5-year planning committee in determining how to prevent future dredging from occurring.
- Lake Shannon Islands Title Search is completed and the Association will receive a Title Policy which insures that Lake Shannon has ownership of islands 4 & 5 (the twin islands).

DRAFT



August 12, 2020 General Membership Meeting Minutes (Unapproved)

Continued from Page 6

- New contract with Waste Management includes nominal 3% annual increase, with 3 year renewal.
- The punch list items from the road repave project will occur this fall, the restrictions related to the bat habitat prevented the trimming to occur during the summer.
- Jim Greiner is circulating a petition for improved signage on the Ledgewood curve; he has the petitions available at the meeting for people to sign.

Parks, Islands and Mosquito Control: Bill Baker

- Bill presented his outline for 2021 – focusing on 4 main items –
 - Evaluate each park and island – survey each property; determine if level of maintenance meets homeowner’s requirements; preparation for weekend where islands are used the most; tree trimming.
 - Complete special projects such as rocking of shorelines; sign improvements; tree pruning.
 - Restoration of swim park – Glen Fallis is obtaining bids for the project which includes gate security and access issues. Other items being looked at include adding recreational areas to the swim park such as a horseshoe pit, etc.; tree planting.
 - Improve signage on all the roads regarding unauthorized access.
 - Questions from members regarding curfews on parks, aesthetics of chain link fencing, \$15,000 insurance claim proceeds – were they depleted or can they still be accessed. Discussion pursued surrounding goose dropping removal from swim islands as well as desire to have an aggressive goose egg removal plan. The members can contact Mike Berry if they are aware of a goose nest as Mike cannot enter private property without permission.
- Bill surveyed lake with Aquaweed to determine treatment needs and inquire about recent algae bloom. The recommendation from Aquaweed is to wait out the bloom.

Lake Level and Dam Update: Mike Berry

- Lake level is acceptable – no issues to report.

DRAFT

Launch Security, Mosquito Control/Water Quality: Scott Mroz

- Launch controller replaced Fall 2019; launch cards need to be replaced – contact Scott.
- Trespassing – ownership is on each association member to assist in this issue. Scott is asking members to feel empowered to approach potential abusers in order to demonstrate that we do not allow unwelcomed guests.
- Safety issues – it is everyone’s responsibility to follow the boater safety rules and to ensure that guests and children are abiding by same rules. Scott suggested that the Association could invite the Sheriff on the lake to ensure safety rules are followed. Discussion followed surrounding the communication of the lake speed limit; underage kids riding jet skis and golf carts, etc. It was suggested that the Board consider hiring someone to monitor use of launch by non-residents and potentially during the winter – this will be discussed at the next board meeting. Discussion also took place surrounding the by-law language related to ownership of boats and required registration in order to receive a boat sticker.
- Mosquito control – the traps are set according to the schedule – notify Scott or the company directly if you have special needs for spraying.

Elections:

- Mark Kennedy indicated that current board members, including Bill Baker, who is filling the remainder of Jeff Masters term, had agreed to continue on the board. As there were no other nominations from the floor, Mroz, Dumont, Mancuso, Berry and Baker will continue on the board until spring of 2022.

Old Business:

- None

New Business:

Board openings – Spring 2021

- Notify Mark Kennedy if you are interested in serving on the board.
- Use Lake Shannon website lake-shannon.com to communicate to the board – not Facebook or Hotline
- The Long Term Planning committee is being formed; Committee is focused on long term budgeting strategies.

Next General Membership Meeting Date/Location:

7:30 PM Wednesday October 28, 2020 – Green-Up Landscape & Garden Center - 5170 W Grand River Ave, Fowlerville, MI

Meeting Adjourned: 9:00 pm

Minutes submitted by: Mary Sutton

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



Proposed 2021 Lake Shannon Association Budget Detail

<u>General Expenses</u>	2020 Budgeted Funds	2020 Projected Expenditures	Carry-over Funds	2021 Budgeted Funds	2021 Required Additional Funds
Bad Debt Write Off	1,000	0	1,000	1,000	\$0
Insurance (Board Liability)	4,600	4,546	54	4,600	\$4,546
Board Authorized Expenses	1,500	900	600	1,500	\$900
Postage and Printing	3,125	3,125	0	4,125	\$4,125
Accounting/Bookkeeping Services	4,000	4,000	0	4,000	4,000
Legal Fees	6,500	6,500	0	25,000	\$25,000
Parks & Islands	27,000	27,000	0	30,000	\$30,000
Dam Maintenance	1,800	500	1,300	1,800	\$500
Long Term Fin. Planning	23,800	23,800	0	23,800	\$23,800
Meeting Recognition	1,000	675	325	1,200	\$875
Property Taxes & Dues	750	296	454	750	\$296
Total General Expenses	75,075	71,342	3,733	97,775	\$94,042
Special Assessments					
Capital Improvements	84,500	12,687	71,813	84,500	\$12,687
Dredging	0	8,456	-8,456	0	\$8,456
Legal contingencies	70,000	10,767	59,233	70,000	\$10,767
Waste Removal	63,800	63,800	0	65,725	\$65,725
Weed Control	56,000	55,000	1,000	51,500	\$50,500
Water Testing	4,500	632	3,868	4,500	\$632
Fish Survey/Stocking	1,000	1,000	0	1,000	\$1,000
Mosquito Control	21,000	20,000	1000	21,000	\$20,000
Boat Launch	3,500	2,659	841	1,500	\$659
Fireworks	15,000	15,000	0	15,000	\$15,000
Total Special Assessments	319,300	190,001	129,299	314,725	\$185,426
Total Budget	394,375	261,343	133,032	412,500	\$279,468
2021 One Time Special Assessment - Dredging 4 Coves					
			\$380	Per Parcel	
			Assessment of \$380 x 483 Parcels:		\$183,540
			Available Cash from Association Savings:		\$261,460
			Total Dredging Budget:		\$445,000



Proposed 2021 Lake Shannon Association Dues Summary

<u>Property Type</u>	2021 Dues	2021 Discounted Dues **
Lake House (Tyrone twp.)	\$745	\$695
Lake House (Deerfield twp.)	\$745	\$695
Pond House (Deerfield twp.)	\$745	\$695
Off Lake House (Tyrone twp)	\$638	\$588
Off Lake House (Deerfield twp.)	\$638	\$588
Lake Lot (Tyrone twp.)	\$429	\$379
Lake Lot (Deerfield twp.)	\$429	\$379
Off Lake Lot (Tyrone twp)	\$376	\$326
Off Lake Lot (Deerfield twp)	\$376	\$326
1/2 Lake Lot (Tyrone twp)	\$224	\$199
1/2 Off Lake Lot (Deerfield twp.)	\$197	\$172
1/3 Lake Lot (Tyrone twp)	\$155	\$138
1/3 Off Lake Lot (Tyrone twp)	\$137	\$120
2/3 Lake Lot (Tyrone twp)	\$292	\$259
Total Budget	\$303,520	\$279,604

**** Discount applies to dues received no later than March 31st, 2021**

If approved at Fall 2020 Meeting, an incremental Special Assessment for Dredging of \$380 per parcel will be included with Annual Dues Invoices.



Proposed 2021 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	174	58	9	89	34	18	25	40	27
General Expenses	\$196.60	\$196.60	\$196.60	\$196.60	\$196.60	\$196.60	\$196.60	\$196.60	\$196.60
Legal Contingencies	\$22.51	\$22.51	\$22.51	\$22.51	\$22.51	\$22.51	\$22.51	\$22.51	\$22.51
Capital Improvement	\$26.52	\$26.52	\$26.52	\$26.52	\$26.52	\$26.52	\$26.52	\$26.52	\$26.52
Dredging	\$17.68	\$17.68	\$17.68	\$17.68	\$17.68	\$17.68	\$17.68	\$17.68	\$17.68
Weeds	\$159.78	\$159.78	\$159.78	\$53.26	\$53.26	\$79.89	\$79.89	\$26.63	\$26.63
Water Testing	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32
Fish Survey/Stocking	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09
Mosquito	\$54.95	\$54.95	\$54.95	\$54.95	\$54.95	\$0.00	\$0.00	\$0.00	\$0.00
Boat Launch	\$1.38	\$1.38	\$1.38	\$1.38	\$1.38	\$1.38	\$1.38	\$1.38	\$1.38
Fireworks	\$31.36	\$31.36	\$31.36	\$31.36	\$31.36	\$31.36	\$31.36	\$31.36	\$31.36
Discount Adjustment	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Subtotal	\$564.19	\$564.19	\$564.19	\$457.67	\$457.67	\$429.35	\$429.35	\$376.09	\$376.09
Waste Removal Service	\$180.56	\$180.56	\$180.56	\$180.56	\$180.56	\$0.00	\$0.00	\$0.00	\$0.00
2021 Total Dues	\$745	\$745	\$745	\$638	\$638	\$429	\$429	\$376	\$376
2021 Discounted Dues**	\$695	\$695	\$695	\$588	\$588	\$379	\$379	\$326	\$326

**** Discount applies to dues received no later than March 31st, 2021**

If approved at Fall 2020 Meeting, an incremental Special Assessment for Dredging of \$380 per parcel will be included with Annual Dues Invoices.



**LAKE SHANNON ASSOCIATION GENERAL
MEMBERSHIP MEETING ANNOUNCEMENT**

DATE: WEDNESDAY, OCTOBER 28TH, 2020

TIME: 7:30 P.M.

PLACE: GREEN-UP LANDSCAPE & GARDEN CENTER

5170 W GRAND RIVER AVE, FOWLerville, MI 48836

PLEASE ATTEND - YOUR PARTICIPATION IS IMPORTANT!

www.lake-shannon.com

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.

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