



## President's Report

By Mary Sutton

**Membership Meeting:** The Fall membership meeting will be held on October 5, 2022 at 7:00 pm at the Deerfield Township Hall 4492 Center Road. I encourage you to attend the meeting so that you can be informed.

The board has four new board members, Wayne Biernacki as the Architectural Control Chairman, Linda Gibbs as Treasury Receivable, Jim Greiner as Recording Secretary, and Lynne Dodson as Corresponding Secretary. All four new board members are long time residents of Lake Shannon and we are very fortunate to have these individuals join the board and volunteer their time for the community. Glen Fallis has resigned. The board thanks Glen for his hard work while serving on the board.

Board positions do require a fair amount of time and, depending on the position, it can be pretty challenging to manage along with working and taking care of a family. I would like to personally thank the board members for dedicating their time and expertise to the community and to thank their families for supporting them.

I would also like to thank the members of the Architectural Control Committee, Greg Witten and Andy Pless, for their time and expertise in assisting the ACC Chair.

The fall meeting will include the annual budget review and approval, as well as Theresa Rago will

review the terms of the new Waste Removal contract.

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**Association Website:** Useful information can be found at the association web site, <https://www.lake-shannon.com>.

### Bylaw Review Committee:

The board supports the ByLaw Review Committee in their efforts and is working with the committee to bring the ByLaw changes forward to the community to be voted on. If you have any questions please contact the Bylaw committee at [lsbylaws2021@gmail.com](mailto:lsbylaws2021@gmail.com)

In addition to the clean up language that is being proposed, the ByLaws that will be voted on at this meeting are as follows:

**Article VIII, Section 6 - Storage**

1. A maximum of three (3) motorized watercraft (including motorized watercraft on trailers) and trailers of any sort (for example utility trailers, RV's, campers, motor homes) may be parked on any lot. Motorized watercraft and trailers of any sort may be parked on a lot only if they are properly registered with the State of Michigan and, in the case of watercraft, display a current Lake Shannon sticker.
2. Automobiles, pickup trucks, and similar personal vehicles may be parked on any lot only if they are currently registered/licensed with the State of Michigan. All such registered personal vehicles must be parked on an improved surface such as gravel, asphalt, or concrete. Vehicles, trailers and boats which are unregistered must be stored in a garage.
3. Trailers, RVs, campers, motor homes and similar items must be parked in a wooded or densely vegetated area or other location on the lot which minimizes the appearance of the item from the street.

To save on printing costs, we are not USPS mailing hardcopies of the bylaw changes, they were emailed on September 17, 2022. However, on an individual basis for members who cannot access online data, we can print the 7 page clean-up changes as shown on the website (please contact Mary Sutton 248-505-0220 or Theresa Rago 313-580-9022). The link for the bylaw clean up language is provided below:

<https://www.lake-shannon.com/bylaw-committee-20222023.html>

If you have any questions regarding bylaws, please direct them to Laura Carr at:

[lsbylaws2021@gmail.com](mailto:lsbylaws2021@gmail.com)

**How to Communicate with the Board:** If you don't know which board member to contact, you can ask questions by using the format at <https://www.lake-shannon.com/contact-us.html>.

*Mary*

## **Vice President's Report (Planning Committee, Dredging, Trash Collection, Roads & Goose Control)**

By Theresa Rago

### **Dredging Update**

We are re-establishing the Dredging Committee and are looking for new and former members to participate to offer alternative solutions. At the June 2022 General Membership meeting it was announced that the LSA property off of Dean Road would not be allowed to be used to place the dredging sediments. The ordinance proposal was voted down at the Deerfield Township meeting. Dredging the lake is still necessary to ensure the future health of the lake and the LSA Board and the Dredging Committee are committed to finding a viable solution. If you are interested in joining the committee, please contact me at [lsa.vp@lake-shannon.com](mailto:lsa.vp@lake-shannon.com) or 313-580-9022.

### Trash Removal

**Trash service contract:** The LSA trash service contract is with Waste Management (subcontracted to Priority). The current contract expires on December 31, 2022. We are now reviewing RFPs (Requests for Proposal) from four other servicers including Waste Management, As expected, costs have gone up substantially (between 60-91%), with the exception of one servicer. We are focused on reducing our costs while keeping the same value and services that we currently have. At this time, a final selection has not been made but we will be announcing the winning bid at the October 5, 2022 meeting.

Currently, the Lake Shannon contract with Waste Management covers:

- **TRASH PICKUP** – Weekly - Wednesday
- **BULK** – One large item per month at no charge but residents must schedule in advance with Waste Management.
- **RECYCLE** – Bi-Weekly (every other week) using WM provided 18-gallon bin or, you can use a recycle cart that you can purchase (not provided by WM).
- **YARD WASTE** – Weekly during April through November, using yard waste bags or containers marked “Compost” (limit of 20 per week)

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>. You can also visit the Waste Management website at: [Business Waste & Recycling Services | Waste Management](#)

[wm.com](http://wm.com)) and click on “What items and materials are recyclable?” and “What materials and items are not recyclable?”

As we head into winter, please be mindful that the roads must be clear in order for the trucks to pick up the trash. Sometimes icy roads will prevent the truck from safely navigating the steep hills (Cliffwood, Ledgewood Ravine and Ledgewood Hills Trail). Waste Management has agreed that, should the roads be icy two weeks in a row, a service person will swing by 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.

### Lake Shannon Association Board

**President:** Mary Sutton

[LSA.President@Lake-Shannon.com](mailto:LSA.President@Lake-Shannon.com) 248-505-0220

**Vice President & 5-yr Planning Committee:** Theresa Rago

[LSA.VP@Lake-Shannon.com](mailto:LSA.VP@Lake-Shannon.com) 313-580-9022

**Treasurer - Payable:** Jeff Schram

[LSA.TreasuryPayable@Lake-Shannon.com](mailto:LSA.TreasuryPayable@Lake-Shannon.com) 248-755-0542

**Treasurer - Receivable:** Linda Gibbs

[LSA.TreasuryReceivable@Lake-Shannon.com](mailto:LSA.TreasuryReceivable@Lake-Shannon.com) 810-348-0781

**Secretary - Recording:** Jim Greiner

[LSA.RecordingSecretary@Lake-Shannon.com](mailto:LSA.RecordingSecretary@Lake-Shannon.com) 810-360-5967

**Secretary – Corresponding/Newsletter/Welcome:** Lynne Dodson

[LSA.CorrespondingSecretary@Lake-Shannon.com](mailto:LSA.CorrespondingSecretary@Lake-Shannon.com) 586-531-2256

**Boat Launch Security/Mosquito Spraying:** Scott Mroz

[LSA.LaunchSecurity@Lake-Shannon.com](mailto:LSA.LaunchSecurity@Lake-Shannon.com) 248-459-9559

**Architectural Control Trustee:** Wayne Biernacki

[LSA.ArchitecturalControl@Lake-Shannon.com](mailto:LSA.ArchitecturalControl@Lake-Shannon.com) 810-252-9660

**Lake Level/ Environmental/Weeds:** Jeff Coates

[LSA.LakeLevel@Lake-Shannon.com](mailto:LSA.LakeLevel@Lake-Shannon.com) 810-516-5250

**Parks and Islands:** Lori Saunders

[LSA.ParksIslands@Lake-Shannon.com](mailto:LSA.ParksIslands@Lake-Shannon.com)

### Vice President's Report - Continued

#### Roads

**Road Committee:** Jim Grenier, Bob and Ginny Donald, Janice Stuckey, Mike Koivisto

**Mission:** Maintain safe roads, maximize the lifetime of road pavement, keep the roads in good condition, and help them look as good as possible. Monitor road maintenance issues and develop a five year plan with consideration of the county's responsibilities. Keep an inventory of ongoing problems, review easement issues and monitor sewer drains.

**History:** In 1987 the roads were first paved via an special assessment of LSA members and under supervision of the Road Commission. The roads lasted for 31 years. When the roads deteriorated

in 2017, the association voted to improve them and in 2018 the roads were repaved. The LSA paid \$1.6 million as a county special assessment. The roads were engineered expecting a 20 year life.

**Plan:** Develop a 5 year plan for road maintenance. The Committee is focusing on the quality of the roads and after only 4 years there are a number of cracks on the edges as well as in the road. Erosion is especially noticed on Ledgewood. The Committee is engaging with several road consultants to help develop a 5 year plan and maintenance budget to complement the county's plans. We have 16 years remaining on the pavement, so it is important to extend the life span and defer the next paving as long as possible. The Road Commission plans to complete a road maintenance and crack sealing project next summer. Please see the website for more details.

<https://www.lake-shannon.com/roads.html>

#### Goose Control

**Committee:** Dan Karagozian, David Rago and Brad Alesso

**Mission:** The Goose Control Committee works closely with the DNR and EGLE to ensure all permits and laws are followed. All participants of Goose Control activities must take a class presented by the DNR. The committee also performs other duties such as picking-up goose defecation and cutting low lying branches from LSA property to expose nesting areas

As in years past, Lake Shannon plans on doing an egg collection on LSA properties in the Spring of

2023. The DNR specifies the collection period based on migratory patterns and the weather. Residents can contact the Goose Committee to notify of any nests on their property to give permission for egg removal.

For further information on the destruction and pollution these birds cause, please see the website:

<https://www.lake-shannon.com/goose-control.html>

## Accounts Receivable

By Linda Gibbs

Thank you to everyone who has paid their HOA dues in a timely manner. Of the 484 properties in the association, the majority of homeowners paid their dues early and took advantage of the \$50 discount. There is only one property currently in lien status. When liens are filed, the property owner receives an invoice for the lien filing and removal fee of \$150 plus a 7% annual interest rate fee. Any properties that hold a lien cannot be sold until all past due monies are paid. A title company will contact me with any pending sales and I will prepare a "Dues Status Letter" which states if dues are paid in full or any balances remain.

**It is imperative that we have your current email addresses as we will be emailing invoices to the email addresses we have on record in our accounting system rather than using the United States Postal Service. Please email me at: [LSA.TreasuryReceivable@Lake-Shannon.com](mailto:LSA.TreasuryReceivable@Lake-Shannon.com) to provide any email address changes or use the form provided at sign-in.**

**HOA dues collection for 2023 will be the same as last year. You have 3 payment options: 1) Pay online by credit card and include the additional fee, 2) pay online by ACH and pay the additional fee or 3) print your invoice and pay by check**

**(without any additional fees) and mail to the LSA PO Box at 464, Hartland, MI 48353-0464. Please include your property tax ID with your payment.**

Your dues pay for the many services that our community enjoys, such as boat launch, trash pick up, mosquito spraying, lake weed spraying, park maintenance, and the fabulous fireworks display.

The board would like to thank Teresa McDaniels for her contribution and support as the Assistant Treasurer this past year. Teresa brought a wealth of knowledge and experience to the position and will be missed. She has decided to step down from her position as of September 30, 2022.

We now have a new Assistant Treasurer, Marsha Passino. Marsha brings a wealth of knowledge and experience to the position as she has many years of banking experience. Marsha and her husband Eric moved to Lake Shannon in November 2021.

For questions, please contact Linda Gibbs at 810-348-0781 or [lsa.treasuryreceivable@lake-shannon.com](mailto:lsa.treasuryreceivable@lake-shannon.com)

## Secretary – Corresponding Newsletter/Welcome Committee

We now have over 350 member emails reducing mailing cost while increasing the number of times we connect with the HOA membership. This past year we have sent out three [1 Page Updates](#), the [Spring Newsletter](#), and many emails to the membership; reducing our mailing costs by almost half. We are working with all committees to reduce printing costs.

The [Lake Shannon 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.

[www.lake-shannon.com](http://www.lake-shannon.com)

### **Lake Shannon Social Media Team**

Kim Katch, Dana Blasko, Dennis Moore, Vana Shelton and Heidi Parrish

The social team manages the Lake Shannon Grapevine on Facebook. This group of volunteers promotes everything positive about Lake Shannon. The admins are not affiliated with the HOA Board or association and reserve the right to remove any posts that are not positive or use inappropriate language.

To post a Lake Shannon or Community Event please send an email to:

[lakeshannon@googlegroups.com](mailto:lakeshannon@googlegroups.com)

If you would like to be added to the Hotline contact or if you want to add or change your event on the LSA Calendar of Events, please contact Kim Katch at: [kkatch@yahoo.com](mailto:kkatch@yahoo.com)

[LSA Facebook \(Grapevine\)](#) can be found here <https://www.facebook.com/groups/322127227893288> and the [LSA google group](#) can be found here: <https://groups.google.com/g/lakeshannon>

**Welcoming Committee:** Terry Lee and Shelly Hipple

Welcome new owners to Lake Shannon! We are very happy to have you as part of our community.

**Mission:** To welcome and educate new members to Lake Shannon. The committee provides new homeowners with the current Ski Club Directory, a map of the lake, printouts for waste management, obtaining boat stickers and lake access along with Board member information for specific questions, and websites available. The committee assists in answering questions and providing where and how to obtain information about our community.

If you have a new neighbor moving in, please contact Terry Lee at 810-423-3234 or Shelly Hipple at 248-613-2837

## **Lake Level**

By Jeff Coates

**Lake and Dam Committee:** Brad Alesso and Sean Spinneweber

### **DAM NEWS:**

The Winter Lake Level drawdown is scheduled to begin on **Monday, October 31st**, per our Association bylaws. It is anticipated that it will take three to four days depending on rainfall to reach winter level. The dam and spillway field inspection started on September 16. Results will be sent out after the report is completed. New wood gates were built over the winter of 2021/22 and installed in April. A special thanks to Brad Alesso and Glen Fallis for their help with this project. They should last for many years to come.

In 2023 we have a sandblasting and painting project planned for the dam. We continue to monitor the area and clean up the spillway, dam and boat corral, as needed.

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.

## Architectural Control Committee (ACC)

By Wayne Biernacki

Please consider when doing any home exterior or property changes, to look on [LSA Website](#) and become familiar with the applicable Bylaws that could be involved. [SECTION VIII/ Sections 1 through 5.](#) Some of what may need to be submitted to ACC for approval:

- New construction (including additions)
- Additions
- Home exterior material
- Gazebos (per bylaws)
- Boathouses (per bylaws)
- Fences/Animal Pens/Dog Kennels (per bylaws)
- Any new construction between the rear lot line or waters edge, and main residence that is greater than 3 feet in height
- Sea Walls
- If removing 3 or more trees (6" diameter at 4.5ft from ground)

Understand since we are experiencing so many diseased Blue Spruce pines in our area; now dead or diseased trees will not be included in the count of the removed 3 trees per 12 months.

Maintenance items like replacing existing Roofs, Siding, Windows, Driveways etc will NOT need ACC approval. For further information and other items please read LSA Bylaws (found on the [LSA website](#))

## Boat Safety Stickers - Keys - Launch Security - Mosquito Control

By Scott Mroz 248.459.9559

LSA.LaunchSecurity@lake-shannon.com

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

### Launch Access Cards

Launch 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 deactivate it and re-issue a new one; replacements are \$25 made payable to the Lake Shannon Association.

### Boat Stickers

Boat Stickers They need to be replaced for the 23-25 boating season! I will be deactivating all launch access cards 1 January 2023 and will not reactivate until boat stickers have been reissued, they 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/ property owner(s)

Trespassing: 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.

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.

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:

- **Michigan DNR website** [www.michigan.gov/DNR](http://www.michigan.gov/DNR)
- **USCG Boating Safety** [www.uscgboating.org](http://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.

### **Boat launch Upgrades**

I will be presenting a project to upgrade our cable to a motorized automatic gate, the benefits of this will be automatic re-locking, Emergency Personnel access (this is compatible with fire/emergency personnel requirements) we will still utilize the same access control system, and this will reduce trespassing via an unlocked launch ramp. If approved this project will be scheduled immediately.

## **Parks and Islands**

By Lori Saunders

If you have any questions or suggestions please contact me at

[LSA.ParksIslands@Lake-Shannon.com](mailto:LSA.ParksIslands@Lake-Shannon.com).

As you use and enjoy the parks and islands please remember to respect them and keep them clean. Please be diligent about taking your trash with you when you leave so that we keep our association property looking nice for all to enjoy.

**Lake Shannon Legacy:** This new committee will provide opportunities for residents to honor family, friends, loved ones, or simply donate to our community to provide funds for park and island improvements / beautification. We will be making a wish list of items to beautify our community, and also make the parks and islands more resident friendly, such as picnic tables, benches, trees, plants, etc. Currently seeking to add members to the committee, particular needs: bookkeeping, landscape design, fundraising experience.

At this time, we are looking for donations for park benches, with or without plaques.

We also have a Lake Shannon Legends sign, designed by DBaker designs, long time resident, Deanna Robb Baker and her husband Daren. This sign will be placed at Gaelic Island (at the ski course) for skiers to add their names, with their talents and skills, such as Championships/awards, 20 year + club, 30 year+ club, etc.



**Christine Park:** Ongoing watch to assess erosion. Shamrock boundary markers will be placed.

**Swim Park:** Completion of the fence, and repair of gate should be done by the middle of October.

**Tern Park:** Metal posts in water will be removed. Shamrock post markers will be installed for park boundaries.

**Killarney Island:** Phase I rocking has been started. Phase II will be completed during the winter.

#### **Longer Term Planning:**

- Place permanent boundary markers at each park
- No wake zone sign Leprechaun Island
- Tree maintenance Gull Park
- Beach area cleared and restored Gull Park
- Replace old picnic tables, add benches, fire pits, possible volleyball net, badminton, play structure.
- Galway Bay Island rocking, no wake zone sign
- Cove next to Sylvia Cole Swim Park-No wake sign/buoy
- Establish regular checks program for all parks and islands to get on a regular maintenance program, rather than chasing problems.
- Clearing ugly brush, tree trimming and removal of dead trees, plant more perennial plants, trees.
- Get community feedback on what their visions/wishes are for the parks and islands.

I have assessed all the islands to prioritize the level of erosion, in the hopes we can get to a level of maintenance in the future. These are the top three concerns:

1. Galway Bay (Surfwood Cove) \$35,000 estimate
2. Double Islands (North & South Blarney) \$11,800 estimate

My goal is to shore up all the big problem areas, and do maintenance checks each year, so the jobs won't be so large going forward.

## Lake Shannon Sportsmen's Club

By David Rago

What is the LSSC? It's a club with the goal of providing a forum for planning the many social activities for the Lake Shannon community as well as improving the fishing, ecology, and other recreational facilities as decided by the general membership of the club.

HUGE thanks to all the volunteers who staff these activities. Without them, great events like the Fire & Ice Chili Cookoff, Progressive Dinner, Easter Egg Hunt, Float-Up Theater, Lobster Roast, Pontoon Rally, Island Band Party, and more would not be possible. We also provide rentals of tents, tables, and chairs for your graduation, wedding, and other events. A pontoon trailer is available to club members (with a \$20 annual fee) for moving your pontoon within the Lake Shannon community.

The Lake Shannon Sportsman's Club would like to extend an invitation to all adult Lake Shannon residents to join or renew your memberships for 2023. Annual membership is \$25. Meetings are usually the first Friday of each month (10 months each year) and always start with a social hour.

President - Position Open

Vice President - Henry Dodson [586.531.2255](tel:586.531.2255)

Treasurer - David Rago [734.395.8000](tel:734.395.8000)

Secretary - Brad Alesso [310.251.8099](tel:310.251.8099)

Please see <https://sportsmensclub.weebly.com/> for membership details and upcoming events.

We are also on FaceBook - Lake Shannon Sportsmans Club.

## LAKE SHANNON ASSOCIATION

### July 14, 2022 – Annual Membership Meeting Minutes (Unapproved)

**Attendance:** Steve Dumont, Theresa Rago, Mary Sutton, Scott Mroz, Jeff Schram, Lori Saunders, and Jeff Coates, Glen Fallis, Frank Mancuso

**Absent:**

**Location:** Old Hartland High School Auditorium (9525 Highland Rd., Howell, MI 48843)

**Meeting Called to Order:** 7:08 pm

- Mary acknowledged quorum and discussed the flow of the meeting. She reminded the members about meeting courtesy and remaining quiet while others talk; debate the issue – not the person, consistent with Robert’s Rules.
- Mary announced that the board appointed Lynne Dodson as Recording Secretary.

**Approval of Previous Minutes: Mary Sutton**

- The reading of the previous meeting minutes was waived. The LSA October 20, 2021 General Membership minutes as printed in the Summer Newsletter were approved.

**Welcome new members:**

- Three new members were attending the meeting. The new members introduced themselves and then Mary asked the membership to show the new members the “Lake Shannon wave”.
- Mary mentioned that this is the last meeting for Frank Mancuso and Steve Dumont. Their terms are up and they have both decided to step down. Mary thanked both for their service to the board and to the membership. Both men dedicated countless hours to serving on committees and lending their expertise to improve the community.

**ByLaw Review Committee update:**

- Laura Carr discussed that the intention was for the ByLaw Review Committee to bring the Articles that were deferred from the Special Meeting for the ByLaw Vote to the membership for a vote. Laura asked the membership for more time to review the ByLaws that will be brought forward to ensure that the nomenclature and verbiage could be in alignment. The motion was passed to defer the ByLaw vote for a future membership meeting.

**Committee Appreciation and Social Platform support appreciation**

- Mary asked the members of the ByLaw Review Committee and the Dredging Committee to stand and be recognized for their volunteer service and dedication to the community.
- Mary asked for the Grapevine and Hotline admin volunteers to stand and be recognized for their service.

**Elections for Trustees:**

- Mary explained the ballot and discussed voting rules. Trustees are elected and Officer Title nominations take place at the first meeting after the annual election.
- Mike Laido asked for clarification related to the husband/wife named on the deed. Both need to be named on the deed in order to vote.
- The board nominated the following:
  - Jeff Coates (incumbent)
  - Lori Saunders (incumbent)
  - Scott Mroz (incumbent)
  - Jim Greiner (board nominated)
- Nominations from the floor were:
  - Wayne Biernacki – nominated by Scott Velicky
  - Linda Gibbs – nominated by Joe Pellatt
  - Mike Laido – nominated by Nancy Biernacki
- Each nominee provided the membership with their background and why they would like to serve on the board.

**New Business (Part 1): Lori Saunders**

- The Swim Park has been renamed the “Sylvia Cole Swim Park”.
- Three new grills were installed.
- Other park improvements include new table tops and seats for picnic tables as well as new seat tops for benches.
- Swim Park Fence Option Vote:
- Lori went through the history of the swim park fence situation starting from the storm damage in 2018 and how we got to this point. Lori explained the confusion related to the 80 feet of additional aluminum fencing that was installed and why we are bringing this issue to the membership for a vote. She discussed the initial membership vote related to the aluminum and split rail fence along with the additional request she had received from the adjacent neighbors.
- Sue Gill asked questions related to the contract, insurance vs. assoc. costs and clarity on the pricing on the mailer that the residents received. Board members Lori Saunders and Jeff Schram explained that the \$14,000 from the insurance company did not cover the additional fencing. The \$18,800 approved budget for the swim park will cover any additional costs related to the fencing.
- Mr. Brossy spoke and made a motion for an Option 4 – after discussion, the Option was clarified and the membership agreed to add Option 4 to the Swim Park Fence Options.
- Option 1: Split Rail 3 High Wood
- Option 2: PVC Split Rail: 2 High
- Option 3: Split Rail 3 High and remove some of the metal fence
- Option 4: (new) remove approx. 12’ of existing aluminum fence from each side (no cost to membership) and install black PVC for the remaining distance.

**Motions for board member removals**

- Motion from the floor (Doug Sutton) for the removal of Glen Fallis, motion was seconded and discussion followed.  
Mary explained to the membership that the board had voted to remove Glen’s Officer title for cause.
- Motion did not pass.
- Motion was made by Ryan Garrison to remove Mary Sutton as the President.
- Frank Mancuso and Jeff Schram spoke in support of Mary.
- Sue Gill discussed how difficult it is to get folks to volunteer to serve on this board.
- Motion did not pass.

**Officer Reports for Standing and Special Committees:****Parks, Island, and Roads: Lori Saunders**

- Lori applied for a permit for Killarney Island several months ago and recently received it.
- Sean provided a proposal to re-rock the island in two phases, the summer project would provide some preventative maintenance and the winter project would be more in depth re-rocking. Motion was approved for Lori to hire Sean for the two phase approach to re-rock Killarney Island.
- Sue Gill questioned Lori’s plans for Gull Park and Swan Park – Sue had walked the parks and offered some suggestions. Lori will follow up with Sue.
- Jim Greiner is heading up a roads committee with Mike Koivisto, and Ginny and Bob Donald. They are working with a consultant and looking at a 5 year plan. The roads were initially installed with a 20 year life. Jim’s focus in the short term will be on safety issues.

**Vice President – 5 year Planning: Frank Mancuso**

- Dredging permit from EGLE is good for 5 years and we are 2 years into it.
- Frank recapped the history of the RFP for Dredging that was sent out in 2020 and brought the membership up to date with where we are now with the township.
- Frank discussed geotubes and why they are not a good idea as well as other options for dredging.
- Frank is resigning as Chair of the Dredging Committee and is looking for volunteers to bring this project forward.
- Frank is stepping down from the board to spend more time with family.

- Jim Greiner is taking over the garbage RFP. Jim is experiencing challenges with firms who will service this area.
- Jim also discussed the fact that we should expect an increase in our garbage costs. We have been on an auto-renewal with our contract and have not really felt the true impact of the increase in gas and other factors. We are currently paying \$4.85 per person per quarter.
- Jim is planning on sending the RFP to four companies.
- Harold Cole suggested using land near the dam to store dredged materials. Harold clarified that he was not offering any of his acreage. The new dredging committee can explore this idea.

#### Lake Level/Environment(Lake Quality)/Weed Control: Jeff Coates

- The 5 year dam inspection mandated by law is to be conducted in 2022.
- AcquaWeed did initial treatment in June.
- Will explore the option of AcquaWeed doing a presentation for the community.

#### Launch Security/Mosquito Control: Scott Mroz

- Mosquito Control – contract expiring, Scott is looking for other service providers that would fit our needs.
- Boat Launch Gate – Looking at putting in a motorized gate similar to what he installed at Lake Sherwood; will have pricing for fall budget planning.
- Scott is looking for helpers who would like to help him install the gate for experience.
- Sheriff on the Lake – Scott reiterated that any person is in their right to contact the sheriff and have them come onto the lake. Scott's main request is that if you are allowing the sheriff to enter the lake, do not loan your key card, go to the boat launch and allow the sheriff entry. Loaning your key card will result in you losing privileges for one year. Scott will keep your identification confidential; he does not want the sheriff to use a member's access card without the member present.
- Scott also reiterated to the members that it is good practice to have updated registrations, lifejackets, and fire extinguishers on boats. Bottom line – follow Michigan boating requirements and USGG requirements.
- Scott reminded residents that if their adult children are registering a boat for use with Lake Shannon, their legal address should be your residence.
- All watercraft must be registered with the property owner.
- Make certain your guests are aware of the rules of the lake.
- You are well within your rights to approach someone RESPECTFULLY if you feel they are operating a boat or other watercraft in an unsafe manner.
- Member comments – folks want to know about the Sheriff in advance. Ski club does not own part of the lake but appreciates consideration during practices.

#### Accounts Receivable: Theresa Rago

- 2 liens are still active.
- Looking at a new process for next year.
- Accepting credit card and ACH payments.
- 17 new homeowners and lot owners.
- Please make certain your email is up to date. Receiving some bounce-back emails, please complete the opt-in form.

#### Corresponding Secretary: Glen Fallis

- Reduced mailing for newsletter; approximately 70 newsletters are mailed via USPS.
- In order to make a 10 day notice deadline, mailer was sent to each homeowner.
- Board does not use social media for communication.

#### Architectural Control: Steve Dumont

- Steve's last meeting as ACC Chair.
- Steve always thought we would run out of vacant land but Edwards keeps finding more.
- He has organized the files for the next person.
- Steve's parting comments – **Support your board!**

#### Treasurer A/P Report: Jeff Schram

- As of June 30, 2022 :
  - Balance Sheet:

Bank Accounts	\$727,093
Fixed Assets	\$ 32,500
Liability	\$357,316

Equity	\$402,277
• Profit/Loss	
Dues (net of discount)	\$322,964
Fee and Interest income	\$ 2,775
• Total Income	\$325,739
Operating Expense	\$ 29,535
Special Assessments	\$ 90,302
Waste Removal	\$ 33,911
• Total Expense	\$153,748
Net Operating Income	\$171,991

Summer is our biggest expense time.

Jeff reviewed remaining dredging funds.

No unexpected or unplanned expenses so far that the board is aware of.

### **New Business (Part 2)**

#### **Dredging Update:**

- Mary reiterated that the dredging project is not dead. There are alternatives that can be looked into.
- If you are interested in becoming the Dredging Committee Chair or even joining the new Dredging Committee, please contact a board member.

#### **Q&A**

- Dave Domas announced that in 14 years he will be 100 years old.
- Communication is important.
- Last fall discussed lake safety - 5 people have drowned on the lake; 4 did not live here. Please exercise caution.
- Phil Peters would like board decisions and elections results to be communicated to the membership.

#### **Election Results:**

- Trustees elected – Scott Mroz, Lori Saunders, Jim Greiner, and Jeff Coates.
- Linda Gibbs and Wayne Biernacki are tied for the open position.
- Option (4) for the Swim Park Fence is approved – remove approx. 12' of aluminum fence on both sides (no cost to membership for removal) and install black PVC for the remaining distance.

#### **Next General Membership Meeting Date/Location:**

- Membership approved the idea of having a fall meeting earlier in October to accommodate the snowbirds.

**Meeting Adjourned:** 9:55 pm

Minutes submitted by Mary Sutton

Note: all Board Member reports and actions were moved, seconded and approved unless otherwise indicated. Hard copy handout information is filed with the Minutes.

**Lake Shannon Homeowners Association  
General Membership Meeting Agenda  
October 5, 2022**

**Call to Order****Minutes of the Last Meeting**

- Reading of July 14, 2022 General Membership Meeting Minutes
- Additions/Changes to the minutes as read
- Motion to accept the minutes

**Introduction of Board Members****Welcome New Members****Unfinished Business:**

- Laura Carr - Bylaws for membership vote

**New Business:**

1. Waste Management Contract
2. 2023 Budget review

**Reports of Officers and Committees**

Launch Security & Mosquito Control	Scott Mroz
Roads, Parks, and Islands	Lori Saunders
Architectural Control	Wayne Biernacki
Accounts Receivable	Linda Gibbs
Vice President	Theresa Rago
Accounts Payable	Jeff Schram
Lake Level and Quality/Weed Control	Jeff Coates
Corresponding Secretary	Lynne Dodson
Recording Secretary	Jim Greiner

- **Next Meeting Date: June 2023**
- **Open Q&A Session**
- **Motion to Adjourn**

**PROPOSED 2023 LAKE SHANNON ASSOCIATION BUDGET DETAIL**

General Expenses	2022 Budgeted Funds	2022 Funds Spent YTD (to 9/04)	2022 Est Expense Remainder of year	2022 Projected Expenditures	Carryover Funds	2023 Budgeted Funds	2023 Required Additional Funds
Bad Debt Write Off	1,000	0	0	0	1,000	1,000	\$0
Insurance (Board Liability)	4,700	4,655	0	4,655	45	4,700	\$4,655
Board Authorized Expenses	1,500	1,150	350	1,500	0	1,500	\$1,500
Postage and Printing	7,500	6,715	785	7,500	0	3,000	\$3,000
Technology	0	0	0	0	0	1,500	\$1,500
Accounting/Bookkeeping	3,500	4,655	500	5,155	(1,655)	5,000	\$6,655
Legal Fees	6,500	6,485	0	6,485	15	7,500	\$7,485
Parks & Islands	31,000	19,966	11,034	31,000	0	35,000	\$35,000
Dam Maintenance	4,000	4,985	500	5,485	(1,485)	7,000	\$8,485
Long Term Financial Planning	23,800	23,800	0	23,800	0	23,800	\$23,800
Meeting Recognition	1,200	500	400	900	300	1,200	\$900
Property Taxes & Dues	500	310	0	310	190	500	\$310
<b>Total General Expenses</b>	<b>85,200</b>	<b>73,221</b>	<b>13,569</b>	<b>86,790</b>	<b>-1,590</b>	<b>91,700</b>	<b>\$93,290</b>

<b>Special Assessments</b>								
Capital Improvements	80,000	16,059	6,000	22,059	57,941	60,000	\$2,059	
Galway Bay Rerocking Project	0	0	0	0	0	35,000	\$35,000	
Double Islands Rocking Project	0	0	0	0	0	11,800	\$11,800	
Swim Park Fence	18,800	0	18,800	18,800	0	0		
Dredging	145,446	30,570	114,876	145,446	0	0		
Legal contingencies	70,000	2,099	3,000	5,099	64,901	50,000	-\$14,901	
Waste Removal	68,000	51,319	16,681	68,000	0	78,000	\$78,000	
Weed Control	51,500	23,055	23,994	47,049	4,451	51,500	\$47,049	
Water Testing	4,500	490	500	990	3,510	4,500	\$990	
Fish Survey/Stocking	1,000	0	1,000	1,000	0	1,000	\$1,000	
Mosquito Control	20,000	20,000	0	20,000	0.00	22,000	\$22,000	
Boat Launch	3,500	1,130	500	1,630	1,870	3,500	\$1,630	
Fireworks	15,000	15,000	0	15,000	0	15,000	\$15,000	
Boat Launch Gate Project	0	0	0	0	0	19,000	\$19,000	
<b>Total Special Assessments</b>	<b>477,746</b>	<b>159,722</b>	<b>185,351</b>	<b>345,073</b>	<b>132,673</b>	<b>351,300</b>	<b>\$218,627</b>	
<b>Total Budget</b>	<b>562,946</b>	<b>232,944</b>	<b>198,920</b>	<b>431,863</b>	<b>131,083</b>	<b>443,000</b>	<b>311,918</b>	



**PROPOSED 2023 LAKE SHANNON ASSOCIATION DUES SUMMARY**

<b>Property Type</b>	<b>2023 Dues</b>	<b>2023 Discounted Dues</b>
Lake House (Tyrone twp.)	\$761	\$711
Lake House (Deerfield twp.)	\$761	\$711
Pond House (Deerfield twp.)	\$761	\$711
Off Lake House (Tyrone twp)	\$662	\$612
Off Lake House (Deerfield twp.)	\$662	\$612
Lake Lot (Tyrone twp.)	\$418	\$368
Lake Lot (Deerfield twp.)	\$418	\$368
Off Lake Lot (Tyrone twp)	\$368	\$318
Off Lake Lot (Deerfield twp)	\$368	\$318
1/2 Lake Lot (Tyrone twp)	\$259	\$234
1/2 Off Lake Lot (Deerfield twp.)	\$235	\$210
1/3 Lake Lot (Tyrone twp)	\$206	\$189
1/3 Off Lake Lot (Tyrone twp)	\$190	\$173
2/3 Lake Lot (Tyrone twp)	\$313	\$279
<b>Total Budget</b>	<b>\$312,210</b>	<b>\$288,243</b>

**\*\* Discount applies to dues received no later than March 31st, 2022**

## PROPOSED 2023 LAKE SHANNON ASSOCIATION Breakdown 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.)
<b>Property count</b>	<b>174</b>	<b>60</b>	<b>9</b>	<b>93</b>	<b>35</b>	<b>17</b>	<b>23</b>	<b>38</b>	<b>26</b>
<b>General Expenses</b>	\$194.62	\$194.62	\$194.62	\$194.62	\$194.62	\$194.62	\$194.62	\$194.62	\$194.62
<b>Legal Contingencies</b>	-\$31.09	-\$31.09	-\$31.09	-\$31.09	-\$31.09	-\$31.09	-\$31.09	-\$31.09	-\$31.09
<b>Dredging</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Capital Improvement</b>	\$48.23	\$48.23	\$48.23	\$48.23	\$48.23	\$48.23	\$48.23	\$48.23	\$48.23
<b>Weeds</b>	\$148.08	\$148.08	\$148.08	\$49.36	\$49.36	\$74.04	\$74.04	\$24.68	\$24.68
<b>Water Testing</b>	\$2.07	\$2.07	\$2.07	\$2.07	\$2.07	\$2.07	\$2.07	\$2.07	\$2.07
<b>Fish Survey/Stocking</b>	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09	\$2.09
<b>Mosquito</b>	\$59.30	\$59.30	\$59.30	\$59.30	\$59.30				
<b>Boat Launch</b>	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40
<b>Fireworks</b>	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29
<b>Parks &amp; Islands Capital Projects</b>	\$97.64	\$97.64	\$97.64	\$97.64	\$97.64	\$97.64	\$97.64	\$97.64	\$97.64
<b>Subtotal</b>	<b>\$550.77</b>	<b>\$550.79</b>	<b>\$550.79</b>	<b>\$451.97</b>	<b>\$452.07</b>	<b>\$418.02</b>	<b>\$418.08</b>	<b>\$368.48</b>	<b>\$368.28</b>
<b>Waste Removal Service</b>	\$210.24	\$210.24	\$210.24	\$210.24	\$210.24				
<b>2023 Total Dues</b>	<b>\$761</b>	<b>\$761</b>	<b>\$761</b>	<b>\$662</b>	<b>\$662</b>	<b>\$418</b>	<b>\$418</b>	<b>\$368</b>	<b>\$368</b>
<b>2023 Discounted Dues**</b>	<b>\$711</b>	<b>\$711</b>	<b>\$711</b>	<b>\$612</b>	<b>\$612</b>	<b>\$368</b>	<b>\$368</b>	<b>\$318</b>	<b>\$318</b>
<b>2022 Discounted Dues**</b>	<b>\$659</b>	<b>\$659</b>	<b>\$659</b>	<b>\$550</b>	<b>\$550</b>	<b>\$340</b>	<b>\$340</b>	<b>\$286</b>	<b>\$286</b>
<b>2021 Discounted Dues**</b>	<b>\$656</b>	<b>\$656</b>	<b>\$656</b>	<b>\$550</b>	<b>\$550</b>	<b>\$341</b>	<b>\$341</b>	<b>\$287</b>	<b>\$287</b>

## Lake Shannon Association General Membership Meeting Announcement

**Date:** Wednesday, October 5, 2022

**Time:** 7:00 P.M.

**Place:** Deerfield Township Hall

4492 Center Road, Linden MI

Please attend – Your participation is important!