



President's Report

By Mark Kennedy

Membership Meeting: The Fall membership meeting will be held on October 20 at 7:30 at the Deerfield Township Hall (4492 Center Road). The only action item on the agenda is approval of the 2022 budget, which includes recommendations for improving Tern Park and completing the Swim Park fencing project. After we close the formal meeting, we will have an open Q&A period, as we have done in the recent past.

New Parks, Roads and Islands Trustee: The board has appointed Lori Saunders as the Parks, Roads and Islands trustee to fill the vacancy created by Bill Baker's resignation.

Goose and Duck Control: Dan Karagozian has volunteered to take on this responsibility. Look for more information about this in the future, especially the need for volunteer help with egg collection.

Corresponding Secretary: Although Glen is in the process of selling his current home, he is also purchasing another home in the neighborhood.

Periodic Updates: In response to member interest in more communication from the Board, we've decided to publish a short update during the months of February, May, June, July, August, and November. These updates will be in addition to the two membership newsletters that are published annually and will include brief highlights of actions taken by the board at its monthly meetings.

Association Web Site: Useful information can be found at the association web site,

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

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Bylaw Review Committee: This group continues to meet and is currently working on Article VIII, the Architectural Control section of the bylaws. They hope to complete their work by the end of 2021. All recommended changes will be presented to and voted on by the membership. As the committee completes one or more articles, it sends its work in process for comment and input to members who have asked to follow the progress of the committee. If you wish to be on this electronic mailing list, please send an email to lsbylaws2021@gmail.com.

Fausset Road Bridge: The Livingston County Road Commission (LCRC) was contacted about a question raised at the June membership meeting. The LCRC representative informed us that the Association is not responsible for maintenance costs for this bridge.

Long Term Finance Committee: This committee has completed its work and determined that appropriate funding of long-term capital needs such as dredging and parks and islands improvements requires accumulation of approximately \$110 per year per property. We currently capture \$50 per year. To put this in perspective, the current dredging project would have cost each property \$940 (instead of the \$380 special assessment) but the accumulation of reserves from prior years reduced the needed special assessment. The board is not recommending any change to capital accumulation in the 2022 budget proposal but this is a matter that will require consideration in future years.

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>.

More Than Three Motorized Watercraft: Residents are only permitted to have three motorized watercraft on their lot or docked in the water (See article XI, Section 3 of our Bylaws at <https://www.lake-shannon.com/by-laws.html>). A proposal to expand this limit was widely rejected by the membership in June of 2019. We recently received a bylaw complaint on this matter. In addition, we have been alerted to other suspected violations of this bylaw. As Fall approaches, the Board has decided to take no action on this topic at this time but we do intend to enforce this bylaw next year. We ask that if you are not in compliance with this community standard, you take the appropriate action to ensure that you are in compliance next year.

Mark

Architectural Control Committee (ACC)

By Steve Dumont "IF YOU BUILD IT - I WILL COME"

Protect our lake

Every time you crack open or disturb the earth within 500 feet of a lake or waterway you must provide a SESC Soil Erosion and Sedimentation Control plan to the Livingston County Drain Commission.

Prior to commencing any earth change including construction of access roads, driveways, tree and shrub removal, or grading, an application for a grading/soil erosion and sedimentation control permit, as set forth in article 6, shall be submitted to the drain commissioner's office as required by the act.

I have been seeing many projects where the earth has been dramatically disturbed on entire lakeside lots and no silt fencing has been installed. We have experienced many severe storms this year and I'm sure many yards of topsoil have run into the lake to be dredged another day. I can't police every backyard. If you see a project around the lake, please call me and I will make the property owner aware of the silt fence requirement.

36" Silt Fencing is required on all construction sites unless the inspector waives the requirement or approves an alternative.

If you have any questions or concerns, please feel free to contact me at (248)495-3905.

Lake Level

By Jeff Coates

DAM NEWS:

The Winter Lake Level drawdown 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 drawdown 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.

Welcoming Committee

By Glen Fallis

Welcome new owners to 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.

If you have a new neighbor moving in, please contact me at **(810) 287-1476** or via email at LSA.CorrespondingSecretary@Lake-Shannon.com so we can welcome them to Lake Shannon.

Sources of Useful Information

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

Please note all LSA Board members have new email addresses.

Lake Shannon Association Board

President: Mark Kennedy
LSA.President@Lake-Shannon.com 810-629-3827

Vice President & 5-yr Planning Committee: Frank Mancuso
LSA.VP@Lake-Shannon.com

Treasurer - Payable: Jeff Schram
LSA.TreasuryPayable@Lake-Shannon.com 248-755-0542

Treasurer - Receivable: Theresa Rago
LSA.TreasuryReceivable@Lake-Shannon.com 313-580-9022

Secretary - Recording: Mary Sutton
LSA.RecordingSecretary@Lake-Shannon.com 248-505-0220

Secretary – Corresponding/Newsletter/Welcome: Glen Fallis
LSA.CorrespondingSecretary@Lake-Shannon.com 810-287-1476

Boat Launch Security/Mosquito Spraying: Scott Mroz
LSA.LaunchSecurity@Lake-Shannon.com 248-459-9559

Architectural Control Trustee: Steve Dumont
LSA.ArchitecturalControl@Lake-Shannon.com 248-495-3905

Lake Level/ Environmental/Weeds: Jeff Coates
LSA.LakeLevel@Lake-Shannon.com 810-516-5250

Parks and Islands: Lori Saunders
LSA.ParksIslands@Lake-Shannon.com

Vice President's Report (Planning Committee, Roads & Yard waste)

By Frank Mancuso

Dredging Update

The contract with Superior Seawalls Dock and Dredge was executed on March 19, 2021. The Michigan Department of Environment, Great Lakes and Energy ("EGLE") permit for the Dredging was issued May 10, 2021. This is a five year permit for the specified areas to be dredged.

Sediment basin will be constructed on the Lake Shannon Association property located on Dean road. Other options were considered but did not prove to be viable.

The committee has identified Cove Leaders who will be responsible for communicating with their respective cove neighbors, as well as the LSA, all of the pertinent information throughout the dredging process. This communication will include the timing of the project, the road closures (if any), the requirements on the cove owners, and the instructions for all lake-owners as it relates to navigability during this project.

The Cove Leaders are:

- (a) Surfwood Cove – Mary Kay and Steve Fedak
- (b) Ore Knob Cove – John Condra
- (c) Driftwood Cove – Larry Fox
- (d) Brandon (Turtle Island) Cove – Steve Dumont

As communicated on the Hotline in August, the project is postponed to the fall of 2022. The reasons for the delay are summarized below -

1. Sediment Basin. There was a delay in Superior submitting its application for a permit with the

Livingston County Drain Commissioner's office due to soil conditions and design requirements for the basin. The Basin could not be constructed within the timeframe required for it to receive the spoils in 2021. Superior's Engineer has the specifications for the final design of the basin and is now able to move forward with the permitting process. It is preferable for the basin to be constructed early in the summer.

2. Surfwood Cove. EGLE's Materials Management Division, responsible for authorizing the placement of the spoils, requested two rounds of additional testing to further identify the areas where high levels of arsenic exist. This additional testing was completed and it is anticipated that as much as 50% of the spoils in Surfwood Cove would either be left in place or moved to a Type II landfill. EGLE has verbally discussed the possibility of dredging around the "hot" spots as an option. Lake Shannon has not received the final report from EGLE which would indicate approval of the handling of the spoils. We anticipate receiving this report sometime in October.

3. Ore Knob Cove. Since there was a small area at the beginning of the cove where high levels of arsenic were identified, it is our understanding that EGLE will allow us to dredge around this area and leave those spoils in place. We will receive this direction in EGLE's final report.

This project requires the cooperation and consideration of all association members. The Dredging Committee will continue to provide updates to the membership via the Hotline and Newsletters.

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 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://www.wm.com) and click on “what items and materials are recyclable?” and “What materials and items are not recyclable?”

As we head into winter, remember that the roads must be clear in order for Waste Management to pick up 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.

Roads

The roads continue to be in good shape since the repaving project. Homeowners with new construction or remodeling activities are asked to not store materials on the roadway and to take steps to protect the road adjacent to their property during construction.

Boat Safety Stickers - Keys - Launch Security - Mosquito Control

By Scott Mroz

Yet another great summer on the Lake!

Launch Access Cards

If you need an access 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. I will need the Name, Address, Phone number, Email address of the owner(s) of the property. If your card is lost, please notify me so I can de-activate it and re-issue a new one;

Boat Safety Stickers - Keys - Launch Security - Mosquito Control (continued)

replacements are \$25 made payable to the Lake Shannon Association.

If you are moving, the board would appreciate it if you dropped your card off either to me or another board member, please avoid handing it off to the new owner as I am trying to keep documentation and records as accurate as possible.

Boat Stickers

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, a bill of sale from a dealership is fine.**

I record MC numbers as well to aid with further identification as needed. I do not need hard copies of these. You are welcome to email or text me a photo of the registration. As with access cards, please give me 3-4 days to fulfill requests. I will do my best to take care of immediate inquiries.

Trespassing

You can help minimize trespassing by locking the launch ramp and boat corral when you are done using them. If you notice either unlocked we would all appreciate it if you took a moment to lock it up. If you do notice someone launching an unauthorized craft please note the time/ date so I can review the security cameras at the launch.

Boating Safety

On a boating safety note, several residents have reached out to me in the past 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 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

This year was a very challenging year weather-wise for our contractor. Please be assured regular communication was ongoing with our contract representative and unfortunately due to weather constraints it seemed as though we were not being serviced regularly.

I would like to reach out to all the members to gain feedback on how we can improve our service. Currently per our contract our treatment days are weekly (as needed) Tuesday through Thursday. Temporarily I authorized our contractor to treat any day they can for the remaining 21 season. Moving forward I would like feedback from the members as to how we can accommodate unforeseen weather. Another important aspect of the application of the pesticides, if the wind is over 10mph, if it's raining or has rained recently they cannot treat, if the humidity is too high they advisably will not treat. Also, there are many regulations they must

abide by placed upon them by the EPA as well as EGLE for reporting and audit purposes by recording temperature, humidity, wind speed. The contractor also treats the LSA common areas including Christine park, and the swim park as these are further off the roadway.

Per our contract the contractor will come treat your property at no additional charge if you are having an event or increased activity. APM's local number is 810.766.9423 allow 5 business days prior to your event date so they can schedule you accordingly.

If there are any issues you notice on the water or with the launch/ corral 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.

Have a great fall and I look forward to summer... only ~235 days until boating season! –Scott

Accounts Receivable

By Theresa Rago

Thank you to everyone who has paid their HOA dues in a timely manner. Of the 484 properties in the association, 94% of homeowners paid their dues early and took advantage of the \$50 discount. There are only four properties 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.

Beginning in January 2022, we will start emailing invoices to the email(s) addresses we have on file in our accounting system rather than using the United States Postal Service. This will decrease our printing, mailing, and preparation costs. If any HOA member prefers a hardcopy,

please email me at:

LSA.TreasuryReceivable@Lake-Shannon.com to opt-out.

If you have any questions regarding dues or to confirm your email address, please contact me at my email or call/text me at 313-580-9022. For paying your dues, the process will be the same. Please print and cut off the top portion of your invoice or add 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.

I'd also like to thank Michelle Iden for her many years of service in the Assistant Treasurer's position. Her knowledge, dedication and training has helped make this a very smooth transition. Replacing Michelle is Teresa McDaniels. Teresa brings a wealth of bookkeeping experience and has already been a great asset in this position.

For questions regarding dues, please **contact Theresa at: 313- 580-9022 or LSA.RecordingSecretary@Lake-Shannon.com.**

Parks and Islands

By Lori Saunders

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.

If you have any questions or suggestions please contact me at LSA.ParksIslands@Lake-Shannon.com.

Upcoming projects:

- Swim Park: 10' Gate and 60 feet aluminum fencing on each side to be installed soon, before winter.
- Tern Park: 17 steps, partially on Windell's property to be moved onto association park property, with rail for safe access. Clearing of brush, removal of metal posts in water, add fencing to provide a boundary for adjacent properties privacy. This work will need member approval at the fall meeting.
- Dublin Island: Dead tree removal, brush clearing, trimming of willow tree. This was completed the week of 9-26.

Planned future projects, if approved:

- Complete fence down to swim park area, if approved by membership at the fall Meeting.
- Address Christine Park erosion problem. Currently working to get Drain Commissioner out to advise us, then will proceed with recommendations with membership approval at a later date.
- Several islands need re-rocking.
- Complete surveys of all parks, add boundary fencing at all parks with open adjacent properties, with approval at a later date.
- Beautifying all parks and islands, clean up brush, dead, leaning trees.

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, 80's 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 \$10 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 2022. 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 - Allan Herdman [248.210.7158](tel:248.210.7158)

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

June 30, 2021 – General Membership Meeting Minutes (Unapproved)

Attendance: Steve Dumont, Jim Stenz, Mary Sutton, Mark Kennedy, Frank Mancuso, Scott Mroz, Jeff Schram, Bill Baker and Carrie Varcoe,

Absent: Jeff Coates

Location: Settler's Park, Hartland

Meeting Called to Order: 8:30 pm

- Discussion of Zoom meeting decision – due to feedback from test session, the board decided to move meeting to Settler's Park in Hartland.
- New association members were asked to introduce themselves; Lana Crane introduced herself.
- Reviewed bylaw requirement of election process – elect board trustees for open positions; officers are selected at first meeting of the new board.
- Mark discussed meeting courtesy and remaining quiet while others talk; debate the issue – not the person, consistent with Robert's Rules.
- Board introduced themselves.
- Mark thanked Jim Stenz and Carrie Varcoe for their service on the board.

Approval of Previous Minutes: Mary Sutton

- The reading of the previous meeting minutes was waived. The LSA October 28, 2020 General Membership minutes as printed in the Fall Newsletter were approved.

Committee Reports:

Treasurer A/P Report: Jeff Schram

- As of June 29, 2021 :
 - o Balance Sheet:

Bank Accounts	\$658,585
Fixed Assets	\$32,500
Liability	\$0.00
Equity	\$691,085
 - o Profit/Loss

Total Income	\$436,124
Total Expense	\$157,762
Net Operating Income	\$278,362
 - o Everything is tracking to budget
 - o No unexpected or unplanned expenses for far or anticipated

Treasurer A/R Report: Carrie Varcoe-

- 485 properties, 12 unpaid, 2 liens, 6/30 services cut off
- Liens start 9/1

Architectural Control "ACC": Steve Dumont

- Processing ACC applications
 - o 6 New Homes
 - o 9 Additions or renovations
- Steve reviewed criteria for when you need to seek ACC approval related to renovations and expansions as opposed to replacement.
- Discussed practical applications related to portable toilet use.

Corresponding Secretary: Jim Stenz

- Jim thanked everyone for their support, introduced the person nominated by the Board to replace his vacancy, Glen Fallis.
- Terry Lee and Lys Kennedy are the welcoming committee; please contact Glen if you are aware of any new members who need to be welcomed.

Five-Year Planning Committee: Frank Mancuso

- Update on Dredging:
 - o Permit received from EGLE for the dredging.
 - o Still outstanding is permit from Livingston County for the sediment basin – contractor plans to submit plans to drain commissioner in 3 weeks.

(Unapproved)

- o Project to start beginning of August – dredging to start in September, completed by the end of October.
- o Each cove will have a cove coordinator to communicate with the cove members.
- o Mary explained where we are in the testing of the spoils and the status of the spoil disposal along with the EGLE updates.
- Roads complete with sight lines improved on Ledgewood Curve.
- Concern was raised from membership regarding Waste Management hydraulic fluid on road leading to asphalt deterioration. Frank will address issue with Waste Management.

Roads, Parks, Islands: Bill Baker

- 3 parks - Christine, Swim Park, and Tern were surveyed.
- Swim Park fence replacement is in process – waiting for materials to arrive; new fence will consist of a gate at the beginning of trail with a lockbox along with split rail fencing and landscaping along the sides. Plan is to have access code and potentially utilizing solar power for mechanism.
- Tern park – stairs need to be relocated – will work with both homeowners
- Christine Park – initial project scope included improving the Parkwood entrance; will continue to work on erosion.
- Member brought up issue regarding dirt bikes on the Christine Park path. Bill will look into access points to prevent motorized access.

Lake Level/Environmental (Lake Quality), Weeds: Jeff Coates

- All is good at the dam; it has been actively managing the increase in water level as a result of recent rains.
- E.coli testing done on June 23 – tests were satisfactory
- Maintenance will be performed on the drain tube at Lake Shannon West.
- Jeff is asking all residents to keep the lake clean of debris – rake your lake front to keep it clean.

Launch Security & Mosquito Control: Scott Mroz

- Boat launch is currently operational.
- Please don't power load - Power loading at launch creates a crater which causes erosion and can crack the ramp.
- Will need to repair and refresh the dock this fall.
- Guest boats are not allowed; lock the ramp and the corral – we need to be good stewards; if not a neighbor ask them to leave, if you see someone launching that should not, send Scott a text to review the tapes.
- Boat stickers are required for all motorized watercraft.
- Boats are required to be registered with the State of Michigan and Scott requires this registration and proof of residency.
- Communicate to Scott if you need a card, lose a card, or any other issues related to the access cards.
- Mosquito spraying – call APM if you want them to spray your yard for special events.
- Fireworks on July 3, 2021.

Recording Secretary: Mary Sutton

- Nothing to report at this time.

Unfinished Business: Member initiated bylaw amendment proposals

- Board has not taken a position on the PWC proposal and recommended not accepting the bylaw amendment for sight lines.
- Motions for proposals need to be received from a member - no one introduced a motion for PWC; therefore, there was no vote.
- Mike Wilson proposed the motion for the Sight Line Amendment, and motion was seconded; Mark read the detailed amendment as proposed.
- Mike Wilson and Paul Sahr spoke, sharing their opposing viewpoints.
- Membership voted – Motion did not pass.

Election of Officers

- Mark reiterated the bylaws for voting as well as the rules of debate according to Robert's Rules of Order.
- Nominations received from the floor -
 - o Josh Lee, Tamra McNutt, Ryan Garrison, Paul Sahr
 - o Each person introduced themselves and discussed their backgrounds, their families, how long they lived on the lake, and other information.

(Unapproved)

- Board Nominations -
 - Theresa Rago, Glen Fallis, Mary Sutton, Jeff Schram, Mark Kennedy.
 - Each nominee presented their professional background qualifications to the membership along with how many years they have served on the board; as well as current committee obligations and contributions.
 - Mark Kennedy used his 2 minutes to let the membership know how much he values the board members and to remind the membership that the board has responded to 14 bylaw complaints in the past year, 12 were member initiated, 2 were board initiated, 6 resulted in no action taken as board determined no bylaw violation had occurred.

Member Comment, Questions

- Member brought up issue related to the bridge on Faussett Road and whether or not Lake Shannon is responsible for its repair or replacement.
- Member discussed goose population – board did not communicate that they were picking up eggs – board explained that the permit did not allow just anyone to pick up eggs – going forward will engage more persons to assist in the egg discovery and retrieval.
- Rumors from members brought forward – Mark addressed rumors such as -
 - Garage doors must be closed or you will be fined – FALSE
 - Garbage has to be out at a certain time and bins returned by a certain time – FALSE – WM has published that bins should be out by 6:00 am.
 - Board is going to start fining members for bylaw violations – FALSE – currently ACC bylaws are the only bylaws with fines attached. For all other bylaw violations, board can only communicate with the member or take them to court if they do not comply.
 - Bylaw Committee is taking pictures of people’s homes so that the board can start lawsuits against members currently violating bylaws – FALSE. – the bylaw review committee took a field trip around the lake to see what the current situation is as it relates to trailers, etc.
 - Association is going to file a lawsuit to attach a deed restriction to your house – FALSE. Depending on which subdivision you reside in, there are already deed restrictions in your chain of title. You should have received some type of documentation when you purchased your home or lot. Additionally, a 100% vote from residents of each subdivision is required to change any deed restriction, therefore; the board cannot simply change a restriction. Currently all deed restrictions restrict trailers; the association is not going to file a lawsuit against all members who have a trailer.
- Member requested updates to the bylaw review committee be posted to the website. This option will be referred to the bylaw review committee.
- Mark reiterated the broad purposes of the bylaw review committee which is to look at the administrative and clerical changes including how we do business as well as the potential to make changes for community norms. Laura Carr has been the recorder for the committee, publishing their work for those who have opted into the email list. The committee has changed some of its preliminary decisions based on community feedback. Any bylaw recommendations as a result of the committee’s work will first be presented to the board and then, ultimately to the membership to be voted on in the future. Mark referred members to the newsletter for the process to sign up for the committee’s emails.

Announcements:

- Sportsmen’s Club – Glen Fallis, Dave Rago
 - Reminded membership of the successful 2021 events to date as well as the upcoming events such as the Pontoon Rally and the Lobster Roast.
 - John Condra is hosting Champagne Brunch on Labor Day and will be looking for help for this event.
- Fireworks are July 3, 2021.
- Michelle Iden’s position assisting account receivable in collecting dues, etc., is still open, anyone interested please see a board member.
- Max speed on the lake is 36 miles per hour unless you are pulling a barefoot skier.
- Shout out to Hartland High School Girls’ Soccer Team – winning State’s Championship. Several girls from Lake Shannon are part of this great team.

Next General Membership Meeting Date/Location:

Fall Membership - TBD

(Unapproved)**Meeting Adjourned:** 10:22 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 20, 2021**

Call to Order**Minutes of the Last Meeting (5 min)**

- Reading of June 30, 2021 General Membership Meeting Minutes
- Additions/Changes to the minutes as read
- Motion to accept the minutes

Introduction of Board Members and Reports of Officers and Committees (20 min)**Reports of Trustees (15 min)**

Accounts Payable	Jeff Schram
Accounts Receivable	Theresa Rago
Architectural Control	Steve Dumont
Corresponding Secretary	Glen Fallis
Vice President	Frank Mancuso
Roads, Parks & Islands	Lori Saunders
Lake Level and Quality/Weed Control	Jeff Coates
Launch Security & Mosquito Control	Scott Mroz
Recording Secretary	Mary Sutton

- **Unfinished Business: None**
- **New Business:**
 1. **Budget for 2022**
- **Next Meeting Date: June 2022**
- **Motion to Adjourn**
- **Open Q&A Session**



PROPOSED 2022 LAKE SHANNON ASSOCIATION BUDGET DETAIL

General Expenses	2021 Budgeted Funds	2021 Funds Spent YTD (to 9/20)	2021 Est Exp Remainder of year	2021 Projected Expenditures	Carryover Funds	2022 Budgeted Funds	2022 Required Additional Funds
Bad Debt Write Off	1,000	0	0	0	1,000	1,000	\$0
Insurance (Board Liability)	4,600	4,617	0	4,617	(17)	4,700	\$4,717
Board Authorized Expenses	1,500	1,250	0	1,250	250	1,500	\$1,250
Postage and Printing	4,125	3,724	401	4,125	0	7,500	\$7,500
Accounting/Book-keeping	4,000	2,607	850	3,457	543	3,500	\$2,957

Legal Fees	6,500	3,019	2,500	5,519	981	6,500	\$5,519
Parks & Islands	30,000	23,138	6,862	30,000	0	31,000	\$31,000
Dam Maintenance	1,800	13	500	513	1,287	4,000	\$2,713
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	750	302	0	302	448	500	\$52
Total General Expenses	79,275	62,970	11,513	74,483	4,792	85,200	\$80,408

Special Assessments							
Capital Improvements	84,500	2,000	0	2,000	82,500	80,000	-\$2,500
Swim Park Fence	0	0	0	0	0	18,800	\$18,800
Dredging	183,540	34,594	3,500	38,094	145,446	145,446	\$0
Legal contingencies	70,000	0	0	0	70,000	70,000	\$0
Waste Removal	65,725	48,712	17,013	65,725	0	68,000	\$68,000
Weed Control	51,500	27,506	23,994	51,500	0	51,500	\$51,500
Water Testing	4,500	132	500	632	3,868	4,500	\$632
Fish Survey/Stocking	1,000	0	1,000	1,000	0	1,000	\$1,000
Mosquito Control	21,000	20,000	0	20,000	1,000	20,000	\$19,000
Boat Launch	1,500	1,002	400	1,402	98	3,500	\$3,402
Fireworks	15,000	15,000	0	15,000	0	15,000	\$15,000
Tern Park Improvement	0	0	0	0	0	10,000	\$10,000
Total Special Assessments	498,265	148,946	46,407	195,353	302,912	487,746	\$184,834
Total Budget	577,540	211,916	57,920	269,836	307,704	572,946	265,242

PROPOSED 2022 LAKE SHANNON ASSOCIATION DUES SUMMARY

Property Type	2022 Dues	2022 Discounted Dues **
Lake House (Tyrone twp.)	\$709	\$659
Lake House (Deerfield twp.)	\$709	\$659
Pond House (Deerfield twp.)	\$709	\$659

Off Lake House (Tyrone twp)	\$600	\$550
Off Lake House (Deerfield twp.)	\$600	\$550
Lake Lot (Tyrone twp.)	\$390	\$340
Lake Lot (Deerfield twp.)	\$390	\$340
Off Lake Lot (Tyrone twp)	\$336	\$286
Off Lake Lot (Deerfield twp)	\$336	\$286
1/2 Lake Lot (Tyrone twp)	\$193	\$168
1/2 Off Lake Lot (Deerfield twp.)	\$166	\$141
1/3 Lake Lot (Tyrone twp)	\$127	\$110
1/3 Off Lake Lot (Tyrone twp)	\$109	\$92
2/3 Lake Lot (Tyrone twp)	\$259	\$225
** <u>Discount applies to dues received no later than March 31st, 2022</u>		

PROPOSED 2022 LAKE SHANNON ASSOCIATION Breakdown by Property Type

	Breakdown of Dues by Property Type								
Budget Line Item Description	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	92	34	18	25	38	27
General Expenses	\$167.75	\$167.75	\$167.75	\$167.75	\$167.75	\$167.75	\$167.75	\$167.75	\$167.75
Legal Contingencies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dredging	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Improvement	\$54.87	\$54.87	\$54.87	\$54.87	\$54.87	\$54.87	\$54.87	\$54.87	\$54.87
Weeds	\$162.60	\$162.60	\$162.60	\$54.20	\$54.20	\$81.30	\$81.30	\$27.10	\$27.10
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	\$51.77	\$51.77	\$51.77	\$51.77	\$51.77				
Boat Launch	\$7.10	\$7.10	\$7.10	\$7.10	\$7.10	\$7.10	\$7.10	\$7.10	\$7.10
Fireworks	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29	\$31.29
Discount Adjustment	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Subtotal	\$523.57	\$523.57	\$523.57	\$415.17	\$415.17	\$390.50	\$390.50	\$336.30	\$336.30
Waste Removal Service	\$185.29	\$185.29	\$185.29	\$185.29	\$185.29				
2022 Total Dues	\$709	\$709	\$709	\$600	\$600	\$390	\$390	\$336	\$336
2022 Discounted Dues**	\$659	\$659	\$659	\$550	\$550	\$340	\$340	\$286	\$286
2021 Discounted Dues**	\$656	\$656	\$656	\$550	\$550	\$341	\$341	\$287	\$287
2020 Discounted Dues**	\$631	\$631	\$631	\$526	\$526	\$317	\$317	\$265	\$265

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

**Lake Shannon Association General
Membership Meeting Announcement**

Date: Wednesday, October 20, 2021
Time: 7:30 P.M.
Place: Deerfield Township Hall
4492 Center Road, Linden, MI

Please attend - Your participation is Important!

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