



Dredging Communication Update and Fall Membership Meeting Announcement

Currently, there is a delay regarding the dredging project based on a firm approval date from EGLE, Tyrone Township and Livingston County Drain Commission. As communicated in the April 23, 2023, Special LSA Association Membership Meeting Announcement approval from these governmental agencies still needs to be obtained.

At this stage of the project, approval from EGLE is dependent on the basin engineering design, which should be completed in the second week of August. The basin design will then be submitted to EGLE for approval. The approvals will address the restrictive covenants for the dredging site, sustainable material management and sediment analysis, and amend the water permit which expires on 5/26/2026.

Approval from Livingston County Drain Commission (LCDC) and Tyrone Township can be submitted simultaneously upon approval from EGLE. LCDC approval is needed for the SESC Soil Erosion Sediment Control which will allow the road and basin work to start. Tyrone Township approval is needed for the Land Use Permit. Our contractor Superior Seawalls, Docks & Dredging (Superior Seawalls and Docks) will be applying for those permits.

For a project of this size the timeline for approval from these agencies is unknown and impacting the full completion of this project in 2023. A positive note is the Easement Agreement with site property owners Cole & Velliky was completed in July, and they continue to diligently prepare the land for the dredging project.

In order to keep this project moving forward the Board agrees with Theresa Rago, Committee Chair and Superior Seawalls and Docks to complete the dredging project in two phases once approval has been granted from the governmental agencies. The amended contract with Superior Seawalls and Docks reflecting the two phase process is finalized and expected to be back this week to keep the project moving forward. Another factor in splitting the project into two phases is tied to the water level as the contractor needs 4 feet of water to dredge and navigate in the coves. This is an issue based on Lake Shannon's required drawdown date at the end of October.

Phase 1 will be completed in the fall of 2023 with the building of the basin and road.

Phase 2 will be the actual dredging of the coves approved within the Special Assessment and completed in fall of 2024. This will result in a firm dredging date to complete the dredging before the October 31st draw down date.

Another positive aspect is Superior Seawalls and Docks has agreed to the two phases project with **NO** increases to the 2023 contract price.

Per the Special Assessment approved on May 8th, 2023, “the assessment will be invoiced in July 2023 to be paid in August of 2023. If the project does not obtain proper approval or commence in the current year, there will be no assessment in 2023.”

The Special Assessment is due by August 31, 2023, without penalty and/or lien placement. If approval is not obtained from the governmental agencies the special assessment would be returned to homeowners or homeowners could request a credit against their 2024 dues. The Dredging Committee and Board will have additional knowledge with regards to the project prior to the Fall General Membership Meeting in October.

The Board and Dredging Committee are disappointed that the project cannot be fully completed in 2023; however, we agree that splitting this project into two phases is the best approach and solution to complete this outstanding dredging project without costs increases and will allow the Association to continue the working relationship with Superior Seawalls and Docks, and our property owners Cole and Velliky with completion in the fall of 2024.

Please direct questions regarding this communication to lsa.lakeshannon@gmail.com which will be directed to the Board and Theresa Rago, Committee Chairperson and President of LSA Association.

Fall Membership Meeting Announcement

The Fall Membership Meeting will be held on Wednesday, October 18th, 2023.

Place: Deerfield Township Hall, 4492 Center Road, Linden MI 48451

Check In Time: 6:00 PM

Meeting Start Time: 6:30 PM

Meeting Conclusion: 8:30 PM

Lake Shannon Homeowners Association

Lynne Dodson

Corresponding Secretary