



Negaunee Lake Association

To improve and protect the property of its members
www.negauneelake.org

Annual Meeting July 2nd, 2022

Meeting Minutes

Welcome and Introduction of Board - 1:14 p.m. start time

1. Roll Call-Verification of Quorum (25% of Membership) Verification of Super Majority (2/3rds)
2. Reading of 2021 Annual Meeting Minutes- Reference to posting on web site (Can be dispensed of with motion) motion Brickey, second and majority: Motion for dispensing reading of annual meeting minutes by Dave Brickey, second Susan Deal, unanimous approval.
3. Discussion of Natural Gas Installation-Approval of Installation and Easement. See attached document

DTE has contacted us with an offer to come in and run a natural gas line. The gas line gentleman, Vern Hartman, stated the line they would run would be within 2ft of the road. All work is done underground through directional boring. The impact that might be seen as a property owner is an occasional hole that may have to be dug to run the line. DTE is responsible for those holes and any culverts that are disturbed.

Questions:

Sherril Houser: inquires why we are using Wade Trim as they are a developmental company? Mark responded that we are working with Jason Caverson, a professional surveyor, who is in charge of getting the easement.

Why haven't we gotten a site plan for this? Site plans are not completed until the project has been approved by the Association. Wade Trim is the company sourced by DTE to assist with the project planning. They are responsible for creating the easement document. This easement has also been reviewed by the NLA's attorney.

When did DTE approach us or the board to do this? We were approached this spring and have not committed a site plan yet. They understand we are trying to keep the original nature of the lake and not disturb trees, etc.

Ella Parker stated she is concerned about the easement as the existing road goes through her property. *This is a known concern and that can be reviewed offline.

Sherrill Houser: How long is the estimated project to take? Directional boring in letter is vague and so what happens to the pipes if one breaks, we don't think it is wise to be parking on natural gas line, do propane tanks have to be moved, and some have existing projects and concerned those would have to be postponed? Also, who is pushing this gas line; DTE or someone on the lake? The letter is no guarantee that DTE will pay for any damages unless they want to. I'm not paying for things to be fixed and replaced. Think about what's going on that's all we ask.

Mark, in response, hands the meeting over to Jerry Brown, who is a retiree of DTE who worked on the electrical side. The gas line they will put in is plastic. From his experience, any damage done installing they go back and repair immediately. It won't be DTE actually putting in the line. It will be a contractor. The contractors have locators and if something gets hit during the install it is their responsibility.

Dave Brickey commented to the lady who asked who is pushing the gas line. I would love to see it here and we spend a lot of money on propane every year. Natural gas is cheaper, more economical, and adds value to our home. With the easement, there isn't a judge or court that would not uphold the easement. If you don't want to sign up, you don't have to.

Ella response: I'm not adverse to having natural gas line. I'm adverse to giving an easement to the property. Tabled for further discussion as this only pertains to her property.

Sherrill Houser comment: this is not Canadian Lakes; nor do we want it to look like that. It was never meant to be a development.

Member comment: The costs are about half. The research shows that propane burns hotter therefore you use less propane than natural gas, but natural gas is cheaper with an average of about 30%.

Diane Keaton: is there any interest charges if we chose to run this line? Yes, the estimated interest rates are 9% or can be paid in full.

Is there an adaptor to convert propane appliances to natural gas, will DTE do that for us? You will need to change your own orifices. These are inexpensive and can be done relatively simply.

The project is scheduled for 2023. DTE may start taking applications this fall. We will keep you posted on that. The cost per hook up will be \$3,441.00 for a lump sum payment, or \$43.18 monthly if the finance option is taken. This is, of course, for those that want to hook up. No

money is due until the meter is actually set and that is totally up to the customer as to when that happens.

Motion to approve Installation of Natural Gas lines and Granting of Easement, by Mark Emmert, put to vote. The motion carried.

4. Committee Reports

- a. Treasurers Report-Susan: see attached budget document. We have \$150 still in reserve for the boat ramp. If anyone does any construction where trucks come in, we are asking that you put \$1,000 down, that way if they do any damage to it we have money for repairs. If there is no damage the money is returned. The guys have collected \$278 so far in scrap metal. We sold one of our trucks and collected \$420 on that along with exchange for services.
 - i. Question: Is this a nonprofit, and if so, you can only keep 10% surplus.
Response: because of the fiscal year beginning in the middle of the year it creates confusion.
- b. Activities Committee-Karen Kelsey – VP and Activities Chair: Our next Association activity that we are going to do is a corn hole tournament. Cost is \$20 for a team, 1st place prize will be corn hole bags, brackets. Money made will go towards the lake treatment.
- c. Road Committee-Jim Martin: sold the big truck and in process for getting the plow truck ready for sale. Some work we have done on the road are: fixed culvert on the south side of the road and that was part of the agreement with the sale of the truck. We added 45 yards of gravel mixture to the muddy spots that were pretty bad this year. Added 5 loads of gravel around by Rattail Drive and improved the drainage. A few things we are looking at, we found a new supplier for the brine that is much cheaper. We hope to have the road brined a minimum of 3 times per year, these being before Memorial Day, mid-June, and August.
 - i. Thank you to everyone that works on the road. Sherrill Houser
- d. Lake Committee-Keith Charette: Babs will email out the documents regarding the new treatment system that were displayed on the table, with the costs fuel and chemicals our lake costs have gone up. PLM representative, who is aware of what chemicals we have going into our lake, was present for any technical questions. We are going to be doing something new with the lake treatment. The company is called Bio-zyme. <https://trmbiozyme.com> We will have tanks in the lake that will start in April 2023. This will eat phosphorus and nitrogen, and no more copper will be going into the lake to treat algae. The first year will be

painful, with the amount of algae and it could be 3-5 years before we see any progress. The tanks will go at the Kelsey cove and Keith's cove.

- i. Questions for PLM – No questions.
 - ii. We can still do muck pellets.
 - iii. Will this help eliminate bogs? It could help in time.
 - iv. Rob Chown, what is in the tanks? Bacteria that is already naturally in the lake.
 - v. Raquel Knack: is there anything we can do as homeowners? Yes, rake the lake and do your best to remove as much muck as possible.
 - vi. Perry Griftka: what are the criteria for having a tank at your property? Those locations were identified by a survey Ed had done during his time as lake maintenance. These were the worst two spots for muck.
 - vii. How many acres does a tank cover? For our lake, a 200-gallon tank would take care of our lake, and we are going to run two tanks!
 - viii. If it takes longer than a year, can this be addressed annually? Yes, this can be reanalyzed. In 1-3 years, we should see a huge difference.
 - ix. Raquel: have we done Water quality testing? We did have a small issue on the lake, and they stated that as small as our lake is and the movement we should be just fine. Osceola County will do this for us if we would like them to. We are doing dissolved oxygen testing that will tell us how healthy our lake is. We can post that when we have all the information assembled.
 - x. Gerry Lewis: how come no one is mowing around the lake? I was doing it and was told to stop. Susan response: Gerry you are more than welcome to do it. There is some confusion over which Committee this goes with, as Susan recently took on a new committee to do the grounds. A review of equipment to ensure it is in working order can be done.
- e. Membership Committee-Dave Anderson: I have been meeting with new families who move in try to answer any questions. If there is anyone new who has not yet been to a picnic welcome.
- f. Fish Committee-Jeremy Gunderson: congratulations to the guy who caught the walleye. This last fall, fisheries were not doing well, and they were not able to supply any fish. Last fall they changed our order 6 times and called the day of a delivery. Last year in the fall 250 – 5-7" small mouth, 350 black croppie, and minnows we dropped. The results we have been seeing in the lake are good, as the fish are getting bigger. We are working to get on a minnow drop other lakes are on so we can get a consistent food source to the lake. If you do catch a walleye, please release. Next year they will be breeding in the lake. There are mixed emotions on the pike; some love them, some do not, however, we are

able to grow large pike. We will continue to do what we can do with the lack of supply.

- g. Building and Use-Mark Emmert: restrictions are posted on the website, and we are fairly liberal with those restrictions. What we would ask everyone to review those before doing any construction. It is always good to have a survey done before your project to ensure you are building on correct property. Vrbo and Airbnb (property rental) is currently still restricted. It is considered commercial use. A bill has passed the House and is sitting at the Senate to change that. Also, please remember as Susan mentioned, we collect \$1,000 deposit to cover any potential damage to the roads by construction equipment.
- h. Grounds Committee-Susan Deal: we will work on the shoulder of the road. One of those requests is for those that live on the point; we would like to use some of the budget for that park and make a little less mowing in that area. If anyone has any ideas of what they would like to see, that would be much appreciated. We are not looking at anything tall, but we are thinking more of plants, etc.
 - i. Is there anything we can do with those homeowners who don't come up and/or have their lawn taken care of? We can ask the homeowner for permission to go on their property to assist them. Trespassing is not recommended.

50/50 raffle won by Dave and Karen Kelsey; \$235 (half was donated back to the Association)

Bid for a pan of pork x2, \$35 to Lori Petrusha

Ballots for DTE easement: 42 yes 6 no

- 5. Elections- (Ballot if any opposition) – no oppositions
Area 2-Dave Anderson – Unopposed, Area 4- Sue Munger – Unopposed, At Large- Jim Martin- Unopposed, Treasurer- Susan Deal- Unopposed, President- Mark Emmert- Unopposed

Motion to adjourn meeting 2:30.