



Higgins Lake Property Owners AssociationSM

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President: Charlene Cornell, **Vice Pres:** Greg Semack, **Secretary:** Herb Weatherly, **Treasurer:** Bruce Carleton
Directors: Wayne Brooks, Jack Cornell, Curt DeVoe, Becky Gibson, Bob McKellar, John Ogren, Fred Swinehart

Higgins Lake Property Owners Association
December 18, 2023, Board Meeting Minutes
Zoom Virtual Meeting

The meeting was called to order by President Charlene Cornell at 9:04 A.M.

Board Members Present: Charlene Cornell, Greg Semack, Bruce Carleton, Herb Weatherly, Jack Cornell, Curt DeVoe, Becky Gibson, Bob McKellar, John Ogren, and Fred Swinehart. Wayne Brooks was absent.

Agenda: Herb asked to add computer needs to the secretary's report.

President's Comments: Charlene wished everyone a Merry Christmas and Happy New Year! Also, Charlene reminded Board members to pay their dues if they have not already.

November Minutes: A change was noted under the PAC portion of the November Minutes. With this change, Herb moved to accept the November 30, 2023, Minutes, seconded by Bruce. Motion passed.

Committee Reports:

Secretary/Office: Herb addressed the warranty on our 8-year-old computer. After discussion, Herb moved to continue to subscribe to the Dell software service, seconded by Bruce. Motion passed. It was also discussed to pursue options for a new desktop computer next year.

Treasurer's Report: The November 30, 2023, financials were presented. Bruce reviewed several areas, stating we are in a solid position through eleven months. Bruce then presented the proposed 2024 budget and led a discussion about anticipated 2024 income and expenses. He finished with a reminder that by next month's meeting, we will have the benefit of our direct year-end actual numbers to make changes to the budget. Bruce will update the budget based on comments from today's meeting, make any necessary changes based on the year-end results, then present it again at next month's meeting for board final review and approval.

Membership & Communication: Becky shared that to-date, we have 149 members for 2024. Becky also stated that articles are due January 12th for the winter newsletter.

Riparian Committee: John reported the following:

2023 Data Collection Project-DNR Accesses on Higgins Lake

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Josh Pellow, Regional Manager of Parks and Recreation, agreed to host an online meeting on January 25. There has been no other feedback from the DNR (Department of Natural Resources) in response to the report that was submitted to him on October 11.

In the meeting we will push for the following actions:

- South State Park: Replace the lagoon with direct access launching and peak period inspections of arriving boats.
- North State Park: Inspection of all arriving boats for visible weeds as part of the existing check for vehicle registrations.
- West Access: Staffing the hut during peak periods and checking for visible weeds and vehicle registrations.

These actions taken together are expected to reduce the risk of new species entering Higgins Lake by a minimum of 70% and reduce spreading of existing species by over 85%.

DNR Testing for AIS (Aquatic Invasive Species)

Recent information indicates that DNR testing of water samples may be a valuable tool for early detection of new aquatic invasive species. Randy DeJong is estimating the cost of analyzing samples next spring from 10 boat accesses in Higgins Lake for two species with known DNA coding, EWM (Eurasian Watermilfoil) and hydrilla. This is intended to determine the effectiveness of the methodology. He will also estimate the cost of decoding DNA for starry stonewort and curly leaf pondweed, which was recently discovered in Houghton Lake, if the sampling next spring proceeds and is effective.

Environmental Committee: Fred reported the following:

HLPOA has granted \$10,000 to GLUA (Gerrish-Lyon Utility Authority) to kick-start their 2024 organizational efforts. The Higgins Lake Foundation has approved a re-imbursement grant of \$50,000 as well. Some individual contributions have been received also. Recent meetings with local State Legislature officials have been held, beginning the process of seeking Earmark Funds for the sewer project.

Fund raising activity will be crucial to the success of the project, and a GLUA subcommittee of three has been appointed to coordinate and organize this effort. The members are Bill Lamb, GLUA Board Member, Dave Udy, Gerrish Township Supervisor and Fred Swinehart, HLPOA Environmental Committee Chair. Others may be named.

Additional fundraising activity is ongoing, and we are suggesting that all members of HLPOA participate if they are able and willing to do so. Several points to consider are below:

1. It is important to show widespread support from true Higgins Lake Lovers that the sewer program is needed and widely supported. So even small contributions are very important, as contributor numbers will be noted for influencing Federal and State grant applications down the road. Supporter numbers are really important!
2. The first phase of the program is proceeding extremely well. The sampling and testing of the soils at the selected site is very positive. EGLE (MI Department of Environment, Great Lakes, and Energy) has agreed to many fewer borings than originally specified, saving a lot of money. However, additional funds are required to complete this portion of the project.

Contributions to GLUA are tax exempt, as GLUA is now an official governmental agency whose spending is for the public good. The GLUA FEIN Number is 30-1290129 for reference. Contributions may be sent to:

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Gerrish Lyon Utility Authority
c/o Gerrish Township
2997 E. Higgins Lake Drive
Roscommon, MI 48653

HLSIO: Greg reported the following:

The HLSIO Board met on 12-13-23. Year-end letters to HLSIO supporters will go out the week of 12-18 and will contain a year end summary along with copies of a paper that will be published in January by Curt Blankespoor and Randy Delong about the success of merganser relocation to control SI (Swimmer's Itch), the year-end SIS summary of what research was done during the past season and information about our desire to end the suspension of the relocation program. As of this date, the DNR has not responded to our phone calls or emails requesting a meeting to discuss this directly with them. Curt Blankespoor joined our meeting briefly to discuss some alternative paths for us to follow if our program is still suspended in 2024.

PAC: Greg reported the following:

In local government news: The county commissioners have a situation with regards to the Houghton Lake dam. A plate had been put in (5ft x 19ft) without a permit during the past summer. There is to be an internal investigation as to how that happened as any modification to the dam requires a permit. A permit to remove the plate will be sought at once.

The county wants to levy a new millage increase to take care of major shortages to budget items and intends to do so in 2024. Without this millage increase, many county programs will need to be cut back or done away with.

The Gerrish Township Planning commission will soon begin discussion on potential ordinances for short term rentals and septic inspections. Lyon township has been working on these for months and may have something finished shortly.

Meetings are taking place to help organize funding searches for the sewer as we speak. Grant opportunities need to be found, evaluations made, and grants applied for. The people responsible for the Lyon Township petition drive are helping work on this. Additionally, I would like to start employing the Lobbyist at additional cost to us maybe as early as January to help the quest for funding from the State of Michigan.

The dam SAD (Special Assessment District) is still awaiting appeal scheduling, information will be sent out in soon to our members and specifically our donors to this effort, giving them an update and a link to a page on Phil Ellison's website where they can read the filing brief and see all things pertinent to this case. We continue to receive new donations based on this matter.

The HLLC is paying some additional expenses for Chase Schepke to get a permit to add some things to the dam to make it better able to be managed. Cost of said repairs could be as high as \$85,000. That number was a Spicer Group rough quote. Chase is looking at other companies that he knows about that might be less expensive.

Gerrish Township Parks and Rec has accomplished much this past season to improve the township parks. And just a little over a week ago the Committee was awarded a \$148,000 grant to make improvements to the Township Park on Carlos Street. Both Lyon and Gerrish townships have recently had extensive projects done in their lakeside parks to mitigate winter shoreline damage.

Adjournment: Herb moved to adjourn the meeting, seconded by Bruce. Motion passed. The meeting adjourned at 10:36 A.M.

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The next meeting will be January 15, 2024, at 9:00 A.M.

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HIGGINS LAKE PROPERTY OWNERS ASSOCIATION
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2023
PRELIMINARY

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 125,647
Accounts Receivable	<u>\$ -</u>
Total Current Assets	125,647

Other Assets

Rent Security Deposit	-
Prepaid Expense	-
Restricted Cash	<u>34,006</u>
Total Other Assets	<u>34,006</u>

Total Assets	<u><u>\$ 159,653</u></u>
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LIABILITIES

Current Liabilities

Accounts Payable	\$ -
Accrued Payroll and Withholdings Payable	463
Accrued Expenses	-
Unearned Revenue	<u>28,150</u>
Total Current Liabilities	<u>28,613</u>

Total Liabilities	28,613
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NET ASSETS

Unrestricted :

Unrestricted	97,034
Temporarily Restricted	34,006
Permanently Restricted	<u>-</u>
Total Net Assets	<u>131,040</u>

Total Liabilities and Net Assets	<u><u>\$ 159,653</u></u>
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**Higgins Lake Property Owners Association
December 31, 2023
Preliminary Statement of Income**

INCOME:	Members @	Actual	Budget	Variance Fav/(Unfav)
Members' Dues	508 \$	115 \$ 58,375	\$ 59,800	\$ (1,425)
Directory Advertisements		\$ 10,060	\$ 6,000	\$ 4,060
Map/Stationery Sales		\$ 150	\$ 200	\$ (50)
Legal Fund Contrib's (Restricted)		\$ 21,550	\$ 3,500	\$ 18,050
Environmental Fund Contrib's - (Restricted)		\$ 13,460	\$ 25,000	\$ (11,540)
General/Lobbyist Fund Contrib's (Non-Restricted)		\$ 8,601	\$ 6,000	\$ 2,601
Fundraiser Income		\$ 4,542	\$ -	\$ 4,542
Interest/Miscellaneous Income		\$ 2,652	\$ 25	\$ 2,627
TOTAL INCOME		\$ 119,390	\$ 100,525	\$ 18,865
EXPENSES:				
Contract Services				
Accounting Fees		\$ 4,095	\$ 4,500	\$ 405
Legal Expenses		\$ 1,828	\$ 2,000	\$ 172
Lobbyist		\$ 12,000	\$ 25,500	\$ 13,500
		\$ 17,923	\$ 32,000	\$ 14,077
Facilities and Equipment				
Property Insurance		\$ -		\$ -
Office Rent		\$ 3,000	\$ 3,000	\$ -
		\$ 3,000	\$ 3,000	\$ -
Memberships				
Huron Pines		\$ -	\$ 100	\$ 100
Chamber of Commerce			\$ 50	\$ 50
Rosc Co Comm Fndation			\$ 100	\$ 100
Mi Lakes and Streams		\$ 584	\$ 500	\$ (84)
Michigan Riparian		\$ -	\$ 85	\$ 85
Muskegon Watershed		\$ -	\$ 65	\$ 65
Mi Waterfront Alliance		\$ -	\$ 100	\$ 100
		\$ 584	\$ 1,000	\$ 416
Misc Expense				
Marine Patrol Support& Rosc Foundation		\$ 2,000	\$ 2,000	\$ -
		\$ 2,000	\$ 2,000	\$ -
Operating Expenses				
Bank Service Charges		\$ 36	\$ -	\$ (36)
Subscriptions, Books, Advertising		\$ -	\$ 100	\$ 100
Insurance		\$ 1,278	\$ 1,450	\$ 172
Postage, Mailing Service		\$ 2,597	\$ 1,800	\$ (797)
Printing and Copying		\$ 5,860	\$ 7,500	\$ 1,640
Supplies		\$ 1,403	\$ 2,000	\$ 597
Miscellaneous		\$ 125	\$ -	\$ (125)
Telephone and Internet		\$ 2,305	\$ 2,400	\$ 95
Web Site Maintenance		\$ 450	\$ 750	\$ 300
		\$ 14,054	\$ 16,000	\$ 1,946
Payroll Expenses				
Salaries and Wages		\$ 12,242	\$ 13,250	\$ 1,008
Payroll Taxes		\$ 941	\$ 1,000	\$ 59
Workers Comp		\$ 29	\$ 35	\$ 6
		\$ 13,212	\$ 14,285	\$ 1,073
Travel and Meetings				
Confernces, Conventions, Meetings		\$ 859	\$ 500	\$ (359)
				\$ -
Other				
Environmental Expenses		\$ 15,910	\$ 30,000	\$ 14,090
GLUA Support		\$ 10,000	\$ -	\$ (10,000)
Michigan Sales & Use Tax		\$ -	\$ -	\$ -
		\$ 25,910	\$ 30,000	\$ 4,090
TOTAL EXPENSE		\$ 77,542	\$ 98,785	\$ 21,243
NET INCOME		\$ 41,848	\$ 1,740	\$ 40,108

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