



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
September 16, 2024, Board Meeting Minutes
Zoom Virtual Meeting

The meeting was called to order by President Charlene Cornell at 9:00 A.M.

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

Agenda: No changes.

President's Comments: Charlene thanked Kathleen, our administrative assistant, for her research in compiling needed information for our upcoming fund-raiser.

August Minutes: The August 19, 2024, Minutes were accepted as written.

Annual Meeting Minutes: The July 13, 2024, Annual Meeting Minutes were reviewed to be presented at the 2025 Annual Meeting. There were no changes.

Committee Reports:

Secretary/Office: None.

Treasurer's Report: The August 31, 2024, financials were presented and there were no questions. Bruce reported that it is time to review the system used to produce our monthly financial statements as Jack is no longer available to do this. After discussion, it was decided that continuing to use the QuickBooks accounting software would work best for us. This would require an information upload from the desktop version used by Jack to a new online version of QuickBooks that Bruce could now set up and evaluate. Fred moved that HLPOA approve the purchase of QuickBooks on a trial basis with a 1-year subscription. The motion was seconded by John. Motion passed. The Board thanked Bruce for all of his research on this matter.

Membership & Communication: Wayne stated that memberships are down from last year. We have 476 members, while we were budgeted for 510. Recently, Wayne, Becky and Charlene met with a marketing representative for direction on how we could increase our membership and what we could do differently. Many areas were discussed, and suggestions were given concerning our website, social media, and contacting those who have not renewed. To determine why these members did not renew, Board members will select 5 people to contact. Further discussion will be held to determine if the marketing representatives' services would be beneficial to the HLPOA.

Wayne and Charlene met with Sally Voorheis of Dealers Supply regarding printing needs and costs.

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Becky is working on the Fall Newsletter and asked that any additional articles be sent to her this week.

Riparian Committee: John reported the following:

AIS (Aquatic Invasive Species) Data Collection at Higgins Lake Boat Accesses

This joint project with HLF (Higgins Lake Foundation) ended with data collected over the Labor Day weekend. The HLF student workers interviewed a total of 851 boat operators at the boat wash station at the South State Park on Saturday and Sunday mornings. During the June and July period, 13.7% of boats arrived with visible weeds. Of the boats with weeds, 85% were washed or had their weeds pulled before launching. Of the visiting boats with the potential to import new AIS, eight of nine boats with visible weeds were washed.

In August and over Labor Day weekend, only 4.2% of boats arrive with visible weeds and 90% of those with weeds were washed or weeds pulled before launching. Only one visiting boat arrived with weeds and was washed. The persistent effort by the student workers seems to have improved the focus of operators on cleaning their boats before arrival and significantly reducing the risk of new AIS entering Higgins Lake. Plans are being discussed on expanding this program for 2025.

Fall Roscommon County Safety Meeting

The meeting will be this Wednesday, September 18 at the AuSable River Center. The agenda is basically an update on enforcement activities during the summer.

Environmental Committee: Fred reported the following:

High School Sampling and Analysis of Higgins Lake Waters

The August near shore water Sampling and Analysis project by the Roscommon Area High students was completed on August 27th. Predictably, the record phosphorous level was quite high, particularly near shore at Sam-o-Set Beach. The average value there for the four sampling dates is 0.23 mg./liter. This is a very high level of nutrient. There is an unusually substantial algae growth on the small rocks and pebbles in this area. The data is posted on our website:

<https://hlpoa.org/wp-content/uploads/2024/09/Higgins-Lake-report-42-August-2024.pdf>

One more cycle of testing is planned for the month of September.

Macro-Invertebrate Survey in the Cut River

Committee member Melanie Brown once again led her crew of enthusiastic “Bug Hunters” on their macro invertebrate population surveys in Big Creek and the /Cut River. Earl Townsend hosted the crew for the Cut River study and the Big Creek Crew was hosted by Bill Schmidt.

The types and population densities of these insect forms are the most defining measure we have for rating the environmental quality of aquatic habitats. She works with the support and coordination with the Muskegon River Watershed Assembly. The report is okay for Big Creek, but not encouraging at all for the Cut River, which is reflective of the deteriorating conditions in the near shore waters of Higgins Lake itself. In her own words, is her report back to Paul Haan, Chairman of the MRWA:

“We finished up the sample on Big Creek and Cut River this week. Here are the data forms. We also did a short habitat assessment on each stream as it has been a while since the last one, and there have been noticeable

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changes. Big Creek water quality was rated "good" while Cut River fell into "fairly poor" due to the low abundance determined by the pickers.

Our experienced picker noticed fewer insects in the Cut River samples, and we were also down one picker so these two factors may have contributed to the low abundance numbers for the Cut River. In addition, the green filamentous algae, that was first noticed a couple years ago, is now covering the Cut River bottom, which may be altering the habitat.

I was really lucky to have a great group of helpers this year, very focused and enthusiastic. On Oct. 12 at the Big Rapids sampling event, may I bring a couple more helpers? Duncan and Kathy Lawrence are new this year but said they would like to do more. I would love it if we could get both of them trained so they can take on more roles during sampling and have more confidence in identifying critters.

Let me know if Oct. 12 would be a good opportunity for training or if you have another suggestion. I will bring our collected bugs to you on the 12th. If you have any spare sample bottles, that would really help us save money on buying new bottles for next year. We could use 15 bottles. Let me know if you have any questions on the data or anything else.

Thanks, Melanie"

This report and the associated data will be put up on our website soon.

Flow Rate Measurements in the Cut River

The Cut River's water flow rate was measured by Nick Newman on August 15th. An unusual amount of algae was noted to be growing. The flow rate was measured at 29 cubic feet per second.

<https://hlpoa.org/wp-content/uploads/2024/08/Flow-Rate-Cut-River-8.15.2024.pdf>

GLUA (Gerrish Lyon Utility Authority) Support Activities

The committee continues to support the sanitary sewer project. The current focus is on the completion of the EGLE (Michigan Department of Environment, Great Lakes and Energy) permit, and the resolution of the DNR site proposal details.

HLSIO: Greg reported the following:

Greg reported that there continues to be adult mergansers sighted on the lake, but Dr. Curt Blankespoor expects they are jumping from lake to lake preparing for fall migration and looking for nesting sites. We have had some additional reports of SI cases, but very minimal. The season is close to over and I would call it successful as there was not an unusual increase in cases do to last year's suspension of the relocation program. Pictures of merganser trapping have been added to the website to help overall education of the residents to what is actually done for relocation. This was added in a new tab called Merganser Information.

The next HLSIO Meeting will be on October 23rd. We will be discussing how to improve what HLSIO will do for 2025.

HLPAC: Greg reported the following:

Greg said there will be a fund raiser for Ken Borton this Friday from 4:00 to 6:00 at the Cut River Grille. He will send another flyer to everyone after the meeting, and again to our members this week. The donation asked is \$25 per person which is light as far as fund raisers. This was done purposely to try and get as many people as

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possible to the event, showing Representative Borton that there is support in the Higgins Lake area. There are many issues that we could use his assistance with going forward.

In legal news, Eric Ostergren's conviction has been overturned. Judge Bennett cited Judicial Abuse and sent the case back to district court to be retried, which I understand is likely not to happen. The trial Judge did not allow testimony considered legally admissible and if retried, that evidence would likely change the result.

The people seeking the court to change the lake level were denied. There is already a path to follow (2/3 of lakefront owners would need to petition the county).

Mediation continues in the lake level case (CHLLL). The county has responded to inquiry about exactly why they claimed it was impossible to maintain the court ordered level and they responded that they would need a restrictor plate as noted by engineering report. The county never had the plate installed.

Still awaiting a court date for the Dam SAD (Special Assessment District) appeal.

A case was filed in federal court against the county challenging the constitutionality of the new PA 112 law on grounds that it lacks due process. It has been assigned to the federal court in Bay City. No date has yet been determined.

The future path of GLUA has many questions. Legal advice is necessary and last Thursday Phil Ellison was officially brought on board to give GLUA legal assistance.

Update on Sewer Project and Grants: Member Susan Semack joined the meeting to discuss updates on the sewer project grants. Susan has been appointed the GLUA Grant Organizer, as well as being the coordinator for information between GLUA and attorney Phil Ellison.

Regarding the \$1M Federal EPA (Environmental Protection Agency) Grant, Susan stated that they are finishing formal approvals by the EPA, which demands RFQs (request for qualifications) from engineering companies, such as Fleis & VandenBrink, and others. After that review of qualified companies, quotes for specific work elements will be obtained from the selected company(s). Due to numerous steps, it is unlikely that these monies will be spent in 2024.

For the MDARD (MI Department of Agriculture and Rural Development) \$100k grant, Susan explained that land testing and analysis are completed and will be paid for by this grant. A written report of the findings is in process and, when completed, will be provided to EGLE with the discharge water permit application. The report and permit application will be paid for by the MDARD grant. It is also possible that the next step, property appraisal, may be paid for by this grant

Ongoing Business: Charlene asked that we include the Board member vacancy in our Fall newsletter. Bob will draft an announcement asking for potential candidates for this position.

Charlene led a discussion about the sewer project. GLUA is having consultations with attorneys to determine what their status will be once new township boards are installed in November.

Adjournment: Herb moved to adjourn the meeting, seconded by Bruce. Motion passed. The meeting adjourned at 11:37 A.M.

The next meeting will be October 21, 2024, at 9:00 A.M.

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Higgins Lake Property Owners Association
September 30, 2024
Statement of Income

	<u>Members @</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u> <u>Fav/(Unfav)</u>
INCOME:				
Members' Dues	483	\$ 55,545	\$ 58,650	\$ (3,105)
Directory Advertisements		\$ 9,480	\$ 7,000	\$ 2,480
Map/Stationery Sales		\$ 50	\$ 100	\$ (50)
Legal Fund Contrib's (Restricted)		\$ 2,495	\$ 11,000	\$ (8,505)
Environmental Fund Contrib's - (Restricted)		\$ 10,755	\$ 18,000	\$ (7,245)
General/Lobbyist Fund Contrib's (Non-Restricted)		\$ 4,080	\$ 10,000	\$ (5,920)
Fundraiser Income		\$ 9,523	\$ 5,500	\$ 4,023
Interest/Miscellaneous Income		\$ 2,072	\$ 1,800	\$ 272
TOTAL INCOME		\$ 94,000	\$ 112,050	\$ (18,050)
 EXPENSES:				
Contract Services				
Accounting Fees		\$ 4,095	\$ 4,500	\$ 405
Legal Expenses		\$ 10,000	\$ 10,000	\$ 10,000
Lobbyist		\$ 16,000	\$ 30,000	\$ 14,000
		<u>\$ 20,095</u>	<u>\$ 44,500</u>	<u>\$ 24,405</u>
Facilities and Equipment				
Property Insurance		\$ -	\$ -	\$ -
Office Rent		\$ 2,250	\$ 3,000	\$ 750
		<u>\$ 2,250</u>	<u>\$ 3,000</u>	<u>\$ 750</u>
Memberships				
Huron Pines		\$ 200	\$ 100	\$ (100)
Chamber of Commerce		\$ -	\$ 50	\$ 50
Rosc Co Comm Fndation		\$ -	\$ 100	\$ 100
Mi Lakes and Streams		\$ -	\$ 584	\$ 584
Michigan Riparian		\$ -	\$ 85	\$ 85
Muskegon Watershed		\$ -	\$ 65	\$ 65
Mi Waterfront Alliance		\$ -	\$ 100	\$ 100
		<u>\$ 200</u>	<u>\$ 1,084</u>	<u>\$ 884</u>
Misc Expense				
Marine Patrol Support& Rosc Foundation		\$ 2,000	\$ 2,000	\$ -
		<u>\$ 2,000</u>	<u>\$ 2,000</u>	<u>\$ -</u>
Operating Expenses				
Bank Service Charges		\$ -	\$ -	\$ -
Subscriptions, Books, Advertising		\$ -	\$ -	\$ -
Insurance		\$ 446	\$ 1,400	\$ 954
Postage, Mailing Service		\$ 1,365	\$ 2,800	\$ 1,435
Printing and Copying		\$ 7,552	\$ 6,500	\$ (1,052)
Supplies		\$ 434	\$ 1,500	\$ 1,066
Miscellaneous		\$ 323	\$ 100	\$ (223)
Telephone and Internet		\$ 1,730	\$ 2,350	\$ 620
Web Site Maintenance		\$ 502	\$ 800	\$ 298
		<u>\$ 12,352</u>	<u>\$ 15,450</u>	<u>\$ 3,098</u>
Payroll Expenses				
Salaries and Wages		\$ 9,784	\$ 13,000	\$ 3,216
Payroll Taxes		\$ 753	\$ 1,200	\$ 447
Workers Comp		\$ 22	\$ 50	\$ 28
		<u>\$ 10,559</u>	<u>\$ 14,250</u>	<u>\$ 3,691</u>
Travel and Meetings				
Confernces, Conventions, Meetings		\$ 439	\$ 750	\$ 311
				\$ -
Other				
Environmental Expenses		\$ 9,000	\$ 20,000	\$ 11,000
GLUA Support		\$ 10,000	\$ 10,000	\$ -
Michigan Sales & Use Tax		\$ -	\$ -	\$ -
		<u>\$ 19,000</u>	<u>\$ 30,000</u>	<u>\$ 11,000</u>
TOTAL EXPENSE		\$ 66,895	\$ 111,034	\$ 44,139
NET INCOME		\$ 27,105	\$ 1,016	\$ 26,089

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**HIGGINS LAKE PROPERTY OWNERS ASSOCIATION
STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2024**

ASSETS

Current Assets	
Cash and Cash Equivalents	\$ 120,265
Accounts Receivable	\$ -
Total Current Assets	<u>120,265</u>
Other Assets	
Rent Security Deposit	-
Prepaid Expense	-
Restricted Cash	38,265
Total Other Assets	<u>38,265</u>
Total Assets	<u><u>\$ 158,530</u></u>

LIABILITIES

Current Liabilities	
Accounts Payable	\$ -
Accrued Payroll and Withholdings Payable	386
Accrued Expenses	-
Unearned Revenue	-
Total Current Liabilities	<u>386</u>
Total Liabilities	386

NET ASSETS

Unrestricted :	
Unrestricted	119,879
Temporarily Restricted	38,265
Permanently Restricted	-
Total Net Assets	<u>158,144</u>
Total Liabilities and Net Assets	<u><u>\$ 158,530</u></u>

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