



# Higgins Lake Property Owners Association<sup>SM</sup>

PO Box 55 211 N. Main Street Roscommon, MI 48653

Website: hlpoa.org email: hlpoa0@gmail.com

Phone: (989) 275-9181

Higgins Lake Property Owners Association

Board Meeting Minutes

December 16, 2024

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, Patty Dennis, Curt DeVoe, Becky Gibson, Bob McKellar, John Ogren, and Fred Swinehart. Wayne Brooks was absent.

**Agenda:** No changes.

**President's Comments:** Charlene shared that member Steve Rickett's wife passed and Charlene will be mailing a condolence card from the HLPOA Board members.

**November Minutes:** The November 18, 2024, Minutes were accepted as written.

**Committee Reports:**

**Secretary/Office:** None.

**Treasurer's Report:** The November 30, 2024, financials were presented and there were no questions. Bruce reviewed a draft of the 2025 budget, which will be completed once we have the December financials, along with input from the committee chairs, regarding potential income and expenses for next year.

**Membership & Communication:** For the winter newsletter, Becky asked that articles be submitted to her by January 9<sup>th</sup>.

**Riparian Committee:** John reported the following on visiting boats at the South State Park.

## South State Park Visiting Boats, 2024

### Most Frequent Visitors

<u># of Visiting Boats</u>	<u>Lake</u>	<u># with Weeds</u>
----------------------------	-------------	---------------------

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

*90 Years dedicated to preserving the quality and beauty of Higgins Lake*

26	Houghton lake	1
19	Saginaw Bay	1
15	Lake Huron	0
13	Torch Lake	0
12	Lake Michigan	0
8	Mullet Lake	0
6	Burt Lake	0
6	Lake St. Claire	0
5	Gull Lake	1

(Others With Weeds)

4	Traverse Bay	1
4	Spring Lake	1
3	Lake St. Helen	1
3	James Lake	1
1	Bear Lake	1
1	Lake Bellaire	1
1	Lake Lansing	1

**Notes:** Total visiting boats 237 of which 10 arrived with visible weeds. All but one agreed to cleaning before accessing the lake. Data base on 225 of the visitors with legible lake name from 81 different lakes. 25% of the 225 boats were from the Great Lakes or with direct access.

**Environmental Committee:** Fred reported the following:

**GIS Layered Mapping of Septic Systems and Wells**

The Environmental Committee met with Steve King of the Central Michigan Department of Health (CMDHD) and representatives from Amalgam LLC, a GIS (Geographic Information System) mapping software provider in Mt Pleasant MI. Attending from HLPOA were Bob McKellar and Fred Swinehart, Dave Hall from the GLUA (Gerrish Lyon Utility Authority) Board, and Brad Gibson who is on the Gerrish Township Planning Commission. Attending from CMDHD were Steve King, Ellie Saxton and Mark Jarski, supervisors from Roscommon and Gladwin counties, and Taylor Irwin, supervisor for Isabella County. David Nichol, co-founder of Amalgam LLC, also was there.

Steve’s plan is to completely map all six counties of his jurisdiction with detailed locations of septic systems and drinking water wells. He is working with an MDARD (MI Department of Agriculture & Rural Development) Non Point Source Grant, and a three year Fremont Foundation Grant for counties in his jurisdiction in the Muskegon River Watershed. More funding from our Higgins Lake friends would speed up the completion of this mapping for Gerrish and Lyon townships. Eventually, the mapping would be available for public outreach and would help to clarify the need for a sanitary sewer system in our area. For example, Click the hot link below, or copy and paste it into a chrome browser:

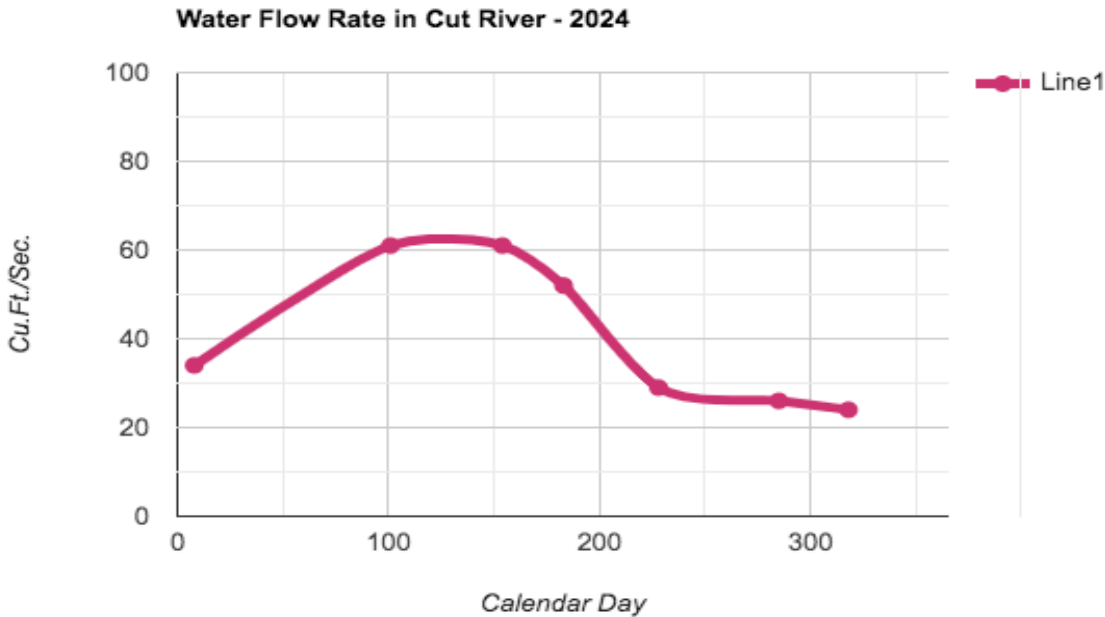
<https://www.cmdhd.org/cedarriverwatershed>

### **Flow Rate Measurements in the Cut River**

During 2024, a group of volunteers measured the water flow rate in The Cut River. All measurements were taken 100’ below CR 100 Bridge. The results are shown below:

Calendar Date	Day of the Year	Cu. Ft./Sec
01/08/2024	8	34
04/10/2024	101	61
06/02/2024	154	61
07/01/2024	183	52
08/15/2024	228	29
10/11/2024	285	26
11/13/2024	318	24

These results in graphical form are shown below:



These results will be posted on the HLPOA website under the Lake Level History tab.

#### **New Technology for Higgins Lake Water Level Measurements**

The county has been supporting about 50% of the approximately \$7,000/year cost for maintaining the USGS (United States Geological Survey) Lake Level gauge located at the South State Park. This data is available on our website under the Lake Level History tab. Please click the hot link below or copy and paste it into a chrome browser.

[https://waterdata.usgs.gov/mi/nwis/dv?referred\\_module=sw&format=gif&period=60&site\\_no=442805084411001](https://waterdata.usgs.gov/mi/nwis/dv?referred_module=sw&format=gif&period=60&site_no=442805084411001)

This data is embedded in a very useful and non-trivial application that allows a flexible selection and display of any portion of the data history, whenever desired. In addition, the sensor is recalibrated, and the data is certified accurate every year. The county has decided that a new laser-based level gauge will suffice for the eventual control of a new dam and has thus decided to only support the older USGS gauge for another year. In my opinion, the new technology will indeed suffice as the primary sensor for feedback control of the lake level by a new dam. However, the expectation that this technology will economically replace the gold standard USGS database is an unreasonable one.

We should consider joining HLF in supporting the USGS gauge until data equivalence is proven.

#### **Winter is the Time to Look for Woolly Adelgid in Hemlock Trees!**

<https://content.govdelivery.com/accounts/MIDNR/bulletins/3c6f5cb>

**HLSIO:** Greg reported the following:

HLSIO had a meeting on 12-4-24. A letter was sent in early December via email to HLSIO supporters and then forwarded to HLPOA members, describing the work done in 2024. This letter talked about the SI cases we had in the summer and the papers published by Swimmers Itch Solutions (SIS) in 2024. One paper talked about the success of relocation at both Crystal Lake and at Higgins Lake, explaining the specifics of the program. The second paper detailed another research project funded by HLSIO that gathered information explaining how the common merganser parasite is dramatically more capable of creating SI than the parasite that cycles with the Canada goose. Many lake associations have been operating under the assumption that Canada goose parasite, which cycles with the Helisoma snail was everywhere and for this reason relocating common mergansers was not an effective way to control Swimmers Itch. These papers should let anyone who is seriously interested in controlling SI understand that they can do so by using merganser duck relocation. An article was recently submitted for use in a Michigan Waterfront Alliance newsletter giving similar information to their readers.

At our December 4<sup>th</sup> meeting we elected officers for 2025. Phil Czech and John Ogren will remain as Treasurer and Secretary, respectively. Duncan Lawrence will be President and Greg Semack will be Vice-President. Greg commented on how outstanding the HLSIO Board participation has been during his term as President and thank all for their extremely fine work.

Duncan and Greg have met already with SIS (Swimmer's Itch Solutions) and have begun discussion about the activities of HLSIO for the 2025 Season. SIS will once again be working on Higgins Lake in the summer and may also be working in Minnesota and Wisconsin. More about this expansion will be known as we get nearer the spring.

HLSIO will once again be sponsoring research in 2025 to build our database within the water research project which will give us a clearer picture of Swimmers Itch cases on Higgins Lake and their locations.

Goose relocation as we have done in the past will be discontinued as the DNR has changed the way they want goose relocation to take place in the future. HLSIO will continue to do what things are available to us to try and control the goose population of Higgins Lake, considering its new limitations.

**PAC:** Greg reported the following:

Both Gerrish and Lyon Townships have installed their new boards. Lyon Township has rescinded the previous Board's appointment of Jim Kaufman to replace Dave Hall as the GLUA representative needed to be agreed upon by both townships. Lyon Township has also replaced their previously appointed GLUA board members by Paul Bertrand, Timothy Monet and Sam Boodooian Jr. The Gerrish Township Board has attempted to contact the new Lyon Board to discuss GLUA but as yet they have not met. Gerrish Trustee Jim Ostling will be the Gerrish Township liaison to the GLUA Board and will have the responsibility to help coordinate the new Gerrish Township program to benefit Higgins Lake so that it may run on parallel tracks with GLUA to seek best results.

The county will seat its new board, including the addition of Gerrish representative Kim Morley, in early January. Kim replaces Eric Ostergren and is the only new member to the County Board of Commissioners. The county intends to develop an advisory group for Higgins Lake in addition to Houghton Lake and Lake St Helen. Still in question is whether the proposed Higgins Lake Special Assessment District will be allowed to go forward. The county has hired Prien & Newhof to do engineering work that EGLE is requiring in order to make modifications to better control the Level of Higgins Lake using the current dam. The cost of the engineering work is estimated

to be approximately \$8,000. The county expects any costs of this nature to be repaid by the potential Higgins Lake Dam SAD (Special Assessment District).

The state legislature is now out of session and will resume with newly elected candidates in positions in both the house and senate.

One last note, HLPOA Board member Herb Weatherly has been elected Roscommon Man of the Year by the county.

**Ongoing Business:**

Sewer Project: Greg said there is nothing new to report regarding the sewer project and grants, but did recap information that was given at our previous meeting.

Mackinac Bridge Tower Tour Raffle Tickets: Charlene suggested events where we could sell raffle tickets and Becky reported that she sold 60 at the "Christmas in the Village" event last week!

**Adjournment:** Herb moved to adjourn the meeting, seconded by Charlene. Motion passed. The meeting adjourned at 10:20 A.M.

**The next meeting will be January 20, 2025, at 9:00 A.M.**

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

**ASSETS**

<b>Current Assets</b>	
Cash and Cash Equivalents	\$ 177,278
Accounts Receivable	\$ -
<b>Total Current Assets</b>	<u>177,278</u>
<b>Other Assets</b>	
Rent Security Deposit	-
Prepaid Expense	-
Restricted Cash	27,484
<b>Total Other Assets</b>	<u>27,484</u>
<b>Total Assets</b>	<u><u>\$ 204,762</u></u>

**LIABILITIES**

<b>Current Liabilities</b>	
Accounts Payable	\$ -
Accrued Payroll and Withholdings Payable	560
Accrued Expenses	-
Unearned Revenue	35,360
<b>Total Current Liabilities</b>	<u>35,920</u>
<b>Total Liabilities</b>	35,920

**NET ASSETS**

Unrestricted :	
Unrestricted	141,358
Temporarily Restricted	27,484
Permanently Restricted	-
<b>Total Net Assets</b>	<u>168,842</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 204,762</u></u>

**Higgins Lake Property Owners Association**  
**December 31, 2024**  
**Statement of Income**  
Preliminary

<b>INCOME:</b>	<b>Members @</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
		<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>
Members' Dues	487 \$	115 \$ 56,005	\$ 58,650	\$ (2,645)
Directory Advertisements		\$ 9,480	\$ 7,000	\$ 2,480
Map/Stationery Sales		\$ 50	\$ 100	\$ (50)
Legal Fund Contrib's (Restricted)		\$ 5,170	\$ 11,000	\$ (5,830)
Environmental Fund Contrib's - (Restricted)		\$ 13,780	\$ 18,000	\$ (4,220)
General/Lobbyist Fund Contrib's (Non-Restricted)		\$ 10,480	\$ 10,000	\$ 480
Fundraiser Income		\$ 9,523	\$ 5,500	\$ 4,023
Raffle Ticket Sales		\$ -	\$ -	\$ -
Interest/Miscellaneous Income		\$ 2,583	\$ 1,800	\$ 783
<b>TOTAL INCOME</b>		<u>\$ 107,071</u>	<u>\$ 112,050</u>	<u>\$ (4,979)</u>
 <b>EXPENSES:</b>				
<b>Contract Services</b>				
Accounting Fees		\$ 4,147	\$ 4,500	\$ 353
Legal Expenses		\$ 13,582	\$ 10,000	\$ (3,582)
Lobbyist		\$ 16,000	\$ 30,000	\$ 14,000
		<u>\$ 33,729</u>	<u>\$ 44,500</u>	<u>\$ 10,771</u>
<b>Facilities and Equipment</b>				
Property Insurance		\$ -		\$ -
Office Rent		\$ 2,750	\$ 3,000	\$ 250
		<u>\$ 2,750</u>	<u>\$ 3,000</u>	<u>\$ 250</u>
<b>Memberships</b>				
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>
<b>Misc Expense</b>				
Marine Patrol Support& Rosc Foundation		\$ 2,000	\$ 2,000	\$ -
		<u>\$ 2,000</u>	<u>\$ 2,000</u>	<u>\$ -</u>
<b>Operating Expenses</b>				
Bank Service Charges		\$ -	\$ -	\$ -
Subscriptions, Books, Advertising		\$ -	\$ -	\$ -
Insurance		\$ 1,395	\$ 1,400	\$ 5
Postage, Mailing Service		\$ 1,880	\$ 2,800	\$ 920
Printing and Copying		\$ 8,747	\$ 6,500	\$ (2,247)
Supplies		\$ 866	\$ 1,500	\$ 634
Miscellaneous		\$ 634	\$ 100	\$ (534)
Telephone and Internet		\$ 2,165	\$ 2,350	\$ 185
Web Site Maintenance		\$ 502	\$ 800	\$ 298
		<u>\$ 16,189</u>	<u>\$ 15,450</u>	<u>\$ (739)</u>
<b>Payroll Expenses</b>				
Salaries and Wages		\$ 14,512	\$ 13,000	\$ (1,512)
Payroll Taxes		\$ 921	\$ 1,200	\$ 279
Workers Comp		\$ 31	\$ 50	\$ 19
		<u>\$ 15,464</u>	<u>\$ 14,250</u>	<u>\$ (1,214)</u>
<b>Travel and Meetings</b>				
Conferernces, Conventions, Meetings		\$ 439	\$ 750	\$ 311
				\$ -
<b>Other</b>				
Environmental Expenses		\$ 12,000	\$ 20,000	\$ 8,000
GLUA Support		\$ 10,000	\$ 10,000	\$ -
Michigan Sales & Use Tax		\$ -	\$ -	\$ -
		<u>\$ 22,000</u>	<u>\$ 30,000</u>	<u>\$ 8,000</u>
<b>TOTAL EXPENSE</b>		<u>\$ 92,771</u>	<u>\$ 111,034</u>	<u>\$ 18,263</u>
<b>NET INCOME</b>		<u>\$ 14,300</u>	<u>\$ 1,016</u>	<u>\$ 13,284</u>