



Higgins Lake Property Owners AssociationSM

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Higgins Lake Property Owners Association

Board Meeting Minutes

March 17, 2025

The meeting was called to order by President Charlene Cornell at 9:02 A.M.

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

Agenda: No changes.

President's Comments: Charlene stated that lobbyist Sam Boumis will be joining us at 9:30.

February Minutes: A change was made under the New Business section. With this revision, Herb moved to accept the February 17, 2025, Minutes as written, seconded by Fred. Motion passed.

Guest Speaker: Greg introduced Sam Boumis, our lobbyist from Scofes & Associates. Sam then introduced associates Jack Pulte and Teresa Baker. Mr. Boumis said they are located in the Lansing division of Scofes & Associates, and their firm deals with government relations. Sam then gave an over-view of the breakdown of political parties here, along with recent topics such as monitoring budgets of organizations, drinking water safeguards, dam funding, grants, short-term rentals, and septic system management. Questions from the HLPOA Board were then answered. After discussion, representatives Phil Green and Ken Borton were identified as interested, lake-friendly legislators, along with Senator Jon Bumstead. In closing, Mr. Boumis said they will continue to reach out to government officials for support and to educate them about our lake issues. The HLPOA Board thanked Sam for his time and input today.

Committee Reports:

Secretary/Office: Herb reported that the new computer has been installed and is a valuable update for HLPOA. Charlene also thanked Herb for his attendance at county meetings and for his concise reports.

Treasurer's Report: The February financials were presented and there were no questions. Bruce then reviewed the protection program available for our computer from Classic Computer Repair, at an annual cost of \$720.00.

President: Charlene Cornell, **Vice Pres:** Greg Semack, **Secretary:** Herb Weatherly, **Treasurer:** Bruce Carleton

Directors: Wayne Brooks, Patty Dennis, Curt DeVoe, Becky Gibson, John Ogren, Fred Swinehart

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

After discussion, Curt moved to approve this computer protection program purchase, seconded by Fred. Motion passed.

Membership & Communication: Charlene thanked Becky, Wayne and Patty for compiling the membership recruitment letter to be mailed to prospects. At their monthly meeting, Wayne reviewed continued efforts to gain additional members, the need to update our website, and progress with directory advertising sales. For our Spring newsletter, Becky asked that articles be sent to her by April 7th.

Riparian Committee: John reported the following:

My report last month on AIS (Aquatic Invasive Species) Containment finished with the statement that “We really do need some additional AIS checking at the major boat accesses and elsewhere to avoid surprises, especially for new invasive species.” Since that time there have been two new developments.

First, in Dr. Luttenton’s annual report to HLF (Higgins Lake Foundation), he reported mapping 19 acres of the macroalgae *Nitella* southwest of Treasure Island from about the 45-70 foot depth contours and about 1.5-2 feet thick with quagga mussels attached to the *Nitella*. (*Nitella* is apparently a native algae and of the same family as starry stonewort.) He also stated that he was aware of several other *Nitella* beds around the North Basin and at least two sites with *Nitella* in the South Basin. This appears to be strong evidence of the increasing nutrients levels in Higgins Lake.

The second development was a report in the Glen Lake Association newsletter that their use of aerial drone-guided underwater Remote Operating Vehicles (ROV’s) in 2024 revolutionized their surveillance program and allowed aquatic vegetation mapping of the bottomlands. Dennis Wiand of Zero Gravity Aerial in Traverse City provided the technical support. Rob Karner of the Glen Lake Association emailed that their cost was about \$10,000, but I do not have information about the scope of this survey.

HLF is in touch with Dennis Wiand and I offered our help if needed.

Environmental Committee: Fred reported the following:

GIS (Geographic Information System) Layered Mapping of Septic Systems and Wells

The CMDHD (Central MI Division of the Health Department) of Roscommon office has completed the necessary posting cycle for a new hire and will be making an offer this week. The candidate has prior experience with CMDHD and also with GIS mapping projects. April should see greatly increased activity with this important project.

For an example, cut and paste into a Google browser:

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

Flow Rate Measurements in the Cut River

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	Phosphorous - mg/l
01/08/2024	8	34	
04/10/2024	101	61	0.17
06/02/2024	154	61	0.10
07/01/2024	183	52	0.10
08/15/2024	228	29	0.02
10/11/2024	285	26	0.48
11/13/2024	318	24	
12/17/2024	352	21	
01/13/2025	13	33	.007
02/21/2025	52	33	0.01

Water Quality Analysis for The Cut River – 02/21/2025

The phosphorous is low, which likely corresponds to reduced population around the lake in the winter.

<u>Site</u>	Cut River
Phosphorus	0.01
Nitrogen (Nitrate)	N.D.
Nitrogen (Nitrite)	N.D.
Beach Plate Count; MPN	141
Beach Plate Count; e-coli	9
pH	7.6
Dissolved Oxygen	8.32
Total Dissolved Solids	156
Water Temperature; C	**
Air Temperature; C	**
Conductivity; uS	308

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

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

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

HLSIO: Higgins Lake Swimmers Itch Organization (HLSIO UPDATE) March 2025, From HLSIO president Duncan Lawrence

Status as of March 15, 2025

- Merganser Relocation Resolutions — There are two documents required to allow Merganser relocation, a resolution from Roscommon County, and a permit from the DNR. A Roscommon County resolution is in process, to be brought up at the 3/26 Commissioner's work session and voted on 4/9 at the Commissioner's Meeting (current Resolution expired 12/31/24). HLSIO has reached out to DNR to confirm the current status of our permit with the DNR (expires 9/30/27).
- Swimmers Itch Solutions (SIS) Contract — is in process and will be discussed at the next HLSIO meeting (3/24/25). HLSIO Intends to do similar projects as 2024 as in the past, including merganser relocation if any broods exist on the lake. Under consideration is new research measuring eDNA which may better measure prevalence of active Swimmer's Itch parasites.
- Canadian Goose Removal — A permit has been filed to have two visits to destroy nests/eggs with Goose Busters, the firm we have used for several years. A county resolution providing support for this activity is in effect through 12/31/29. HLSIO plans to request HLPOA's support in having its' membership report any known nests on their property after later this Spring
- Linking Lakes by Michigan Watershed Presentation (6/12/25) — HLSIO will potentially share relocation results at this event. HLSIO is still waiting guidance from HLPOA on whether this is a "go".
- Michigan Lakes & Streams Association (MLSA) Convention Presentation — HLSIO is providing support for a presentation at the 4/26/25 Michigan Lakes & Streams Association (MLSA). Presentation lead is Dave Wynne of the Crystal Lake Association, with SIS (Curt or Randy) in attendance and Duncan Lawrence on HLSIO's behalf, supporting removal of mergansers and possibly other research conducted. Primary emphasis of the presentation is to showcase how effective removing mergansers from the lake is in reducing cases/severity of Swimmer's Itch. This is an important presentation, as some "experts" continue to refute the effectiveness of Merganser removal.
- Roscommon Rotary presentation— previously shared with HLPOA, a presentation given on 2/6/25 to the Roscommon Rotary. Awaiting feedback from HLPOA Board on suggested changes/enhancements, if any.

PAC: Greg reported the following:

Gerrish Township, Gerrish mentioned at their last board meeting that Jim Ostling and Jim Anderson had talked to Jack Bergman and that there was no way that the 3 million Dollars would be repurposed for anything other than a sewer. Gerrish also talked about the Health of Higgins Lake and opportunities to be involved on committees are still open. Gerrish has moved to have the supervisor draw up a more formal dissolution of GLUA which will likely be offered before March 31st.

Lyon Township, Lyon Township continues to struggle with how to run a municipality. Their most recent questionable move was to forgive taxes owed by the AMVETS. This resulted in a \$14,000 tax bill to Lyon township and a surprise liability for the Roscommon schools. This may yet play out differently if conflict of interest is involved in light of the recent actions of the Lyon township board, it would not be surprising to me if lake access laws are ignored this summer. I think we all should be vigilant and make certain that the law isn't being violated this summer.

Roscommon County, There was a meeting last Wednesday where lake level at Houghton Lake was discussed. I would comment that the meeting was extremely chaotic. Exactly what they were intending to determine was not clear even to the board members. There was an extended debate on whether to go into closed session as Stacie Hissong was to discuss her draft legal opinion of how to handle the dam and lake level going forward. It was her suggestion for the board to do so. Former circuit court judge Michael Baumgartner spoke during public comment and said they would be in violation of the open meetings act if they followed their attorney's advice to do so. He also suggested that if the legal level at Houghton Lake would be raised and cause flooding, individuals might bring suit against the county. The county now expects to have another public meeting about the Houghton Lake level on April 3 and a court hearing on May 30th, asking to make changes to the lake level order of 1982. My concern here is that a similar lake level change may be suggested for Higgins Lake in the future, as it was previously suggested to do so by attorney Hissong in the past.

Both sides of the water level debate were in attendance. One resident says that he used to have lakefront property but now has swamp front property.

During the Higgins Lake dam discussion, it was announced that a permit application had been filed with EGLE to have the rocks reinstalled in front of the constant opening where they had been removed in the past. Chase has said that this alone would be capable of reducing a good deal of water flow going out through the opening.

As of this date there still has not been a date scheduled for the dam SAD (Special Assessment District) appeal. There has been communication between attorney Phil Ellison and the federal court making clearer the reasoning behind the federal lawsuit challenging PA 112. The date for this hearing is also yet to be set.

Bob Mckellar has also resigned from the HLPAC as he has with the HLPOA position. I'd like to personally thank him for all his help in the past as he has been a valuable member of our group.

GLUA (Gerrish Lyon Utility Authority)

Lyon Supervisor and GLUA member Paul Bertrand contacted an attorney to communicate with Bergman's office. This attorney constructed an email message that was then sent to Bergman's office. GLUA Treasurer Phil Czech said he sees the information as an email to Bergman, rather than a legal opinion. Bertrand distributed copies of this email to the GLUA Board and public and read the email aloud. The email essentially states that the dissolution of GLUA requires both townships to complete. Lyon will not force Gerrish to remain but will not agree to dissolve GLUA. Lyon will continue to guide GLUA without Gerrish and has determined multiple uses for the \$3M grant. Lyon township Trustee and GLUA board member Tim Monet states this is the first time he has seen the letter and does not agree with the attorney's opinion. Tim Monet strongly disagrees with Bertrand and states that the grant belongs to GLUA, and it is disingenuous, costly and illegal for anyone to try to obtain the \$3M grant. Monet suggests GLUA abandon the \$3M grant. There is much discussion regarding this issue. Bertrand states he will not give up trying to obtain the grant until he hears directly from Bergman's office that it is not possible for Lyon to obtain the grant.

Elections Committee: Charlene advised that Bob McKellar resigned from the HLPOA Board and thanked Bob for all his work over the past years. Bob will be missed! Greg added that the PAC committee appreciates Bob's past involvement, as well. Charlene asked everyone to offer suggestions as to who could fill this vacancy. Names of any interested people should be forwarded to Bruce and Herb. An announcement of this vacancy will also be included in our Spring newsletter.

Charlene then stated that Bruce Carleton is interested in joining the Elections Committee as Co-Chair. After discussion, Herb moved to appoint Bruce as Co-Chair of the Elections Committee, seconded by Fred. Motion passed.

Herb stated that bio's are needed for those Board members whose terms expire in 2025: Herb, Wayne, Bruce, and Curt. Herb added that all 4 are willing to continue as Board members.

Ongoing Business: The annual meeting will be on July 19th, with the rehearsal on July 18th at 9:00. Needs for the annual meeting were discussed, such as reserving these dates with the school, guest speakers and scheduling an IT person for both days.

The date for the *Sips, Chips and Dips* fundraiser was changed to July 2, 2025. Charlene asked for volunteers to assist with this fundraiser and Patty volunteered.

Charlene reminded everyone that we have 1 month left to sell raffle tickets!

New Business: Charlene reminded everyone that Health of Higgins Lake (HOHL) has committees posted on their website, along with applications, and are looking for people to join either their steering committee or a variety of sub-committees. Charlene urged Board members to review these opportunities. Fred, Patty, and John have already applied.

Adjournment: Herb moved to adjourn the meeting, seconded by Bruce. Motion passed. The meeting adjourned at 11:22 A.M. **The next meeting will be April 21, 2025, at 9:00 A.M**

Higgins Lake Property Owners Association
March 31, 2025
Statement of Income

INCOME:	Members @	Actual	2025 Budget	Variance Fav/(Unfav)
Members' Dues	392 \$	125 \$ 49,000	\$ 58,500	\$ (9,500)
Directory Advertisements		\$ 9,575	\$ 7,500	\$ 2,075
Map/Stationery Sales		\$ -	\$ 100	\$ (100)
Legal Fund Contrib's (Restricted)		\$ 525	\$ 5,000	\$ (4,475)
Environmental Fund Contrib's - (Restricted)		\$ 600	\$ 10,000	\$ (9,400)
General/Lobbyist Fund Contrib's (Non-Restricted)		\$ 2,955	\$ 10,500	\$ (7,545)
Fundraiser Income		\$ -	\$ 4,000	\$ (4,000)
Raffle Ticket Sales		\$ 6,505	\$ 5,000	\$ 1,505
Interest/Miscellaneous Income		\$ 410	\$ 2,000	\$ (1,590)
TOTAL INCOME		\$ 69,570	\$ 102,600	\$ (33,030)
 EXPENSES:				
Contract Services				
Accounting Fees		\$ 1,000	\$ 4,500	\$ 3,500
Legal Expenses		\$ -	\$ 13,000	\$ 13,000
Lobbyist		\$ 2,000	\$ 20,000	\$ 18,000
		<u>\$ 3,000</u>	<u>\$ 37,500</u>	<u>\$ 34,500</u>
Facilities and Equipment				
Office Rent		\$ 750	\$ 3,000	\$ 2,250
		<u>\$ 750</u>	<u>\$ 3,000</u>	<u>\$ 2,250</u>
Operating Expenses				
Insurance		\$ -	\$ 1,500	\$ 1,500
Postage, Mailing Service		\$ 901	\$ 2,200	\$ 1,299
Printing and Copying		\$ 805	\$ 9,200	\$ 8,395
Supplies		\$ 75	\$ 1,000	\$ 925
Miscellaneous		\$ 1,950	\$ 750	\$ (1,200)
Telephone and Internet		\$ 445	\$ 2,200	\$ 1,755
Web Site Maintenance		\$ -	\$ 700	\$ 700
		<u>\$ 4,176</u>	<u>\$ 17,550</u>	<u>\$ 13,374</u>
Payroll Expenses				
Salaries and Wages		\$ 3,245	\$ 14,500	\$ 11,255
Payroll Taxes		\$ 213	\$ 1,000	\$ 787
Workers Comp		\$ 4	\$ 50	\$ 46
		<u>\$ 3,462</u>	<u>\$ 15,550</u>	<u>\$ 12,088</u>
Travel and Meetings				
Conferences, Meetings		\$ -	\$ 650	\$ 650
Other				
Environmental Expenses		\$ 892	\$ 21,000	\$ 20,108
GLUA Support		\$ -	\$ -	\$ -
Marine Patrol & Rosc Foundation		\$ -	\$ 2,000	\$ 2,000
Misc Expense		\$ -	\$ -	\$ -
Memberships		\$ -	\$ 500	\$ 500
		<u>\$ 892</u>	<u>\$ 23,500</u>	<u>\$ 22,608</u>
TOTAL EXPENSE		\$ 12,280	\$ 97,750	\$ 85,470
NET INCOME		\$ 57,290	\$ 4,850	\$ 52,440

HIGGINS LAKE PROPERTY OWNERS ASSOCIATION
STATEMENT OF FINANCIAL POSITION
MARCH 31, 2025

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 176,292
Accounts Receivable	\$ -
Total Current Assets	<u>176,292</u>

Other Assets

Rent Security Deposit	-
Prepaid Expense	-
Restricted Cash	28,294
Total Other Assets	<u>28,294</u>

Total Assets	<u><u>\$ 204,586</u></u>
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LIABILITIES

Current Liabilities

Accounts Payable	\$ -
Accrued Payroll and Withholdings Payable	438
Accrued Expenses	-
Unearned Revenue	-
Total Current Liabilities	<u>438</u>

Total Liabilities	438
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NET ASSETS

Unrestricted :	
Unrestricted	175,694
Temporarily Restricted	28,454
Permanently Restricted	-
Total Net Assets	<u>204,148</u>
Total Liabilities and Net Assets	<u><u>\$ 204,586</u></u>
