

HORSESHOE LAKE CORPORATION

Board of Trustees Meeting

○ MINUTES

Tuesday, February 6, 2024 at 7 PM Northfield Township Public Safety Building, 2nd Fl.

1. **Call to Order (7:17pm)**—President, Scott C.

2. **Roll Call** – Secretary, Brant K.

(x)Joe Bennett (x)George Brown (x)Scott Chisholm (A)Mike Grosh (x)Makenzie Jakubowski (x)Ken Johnson (x)Julie Kapnick (x)Carl Kayden (x)Brant Kettlewell (x)Michael Laird (x)Brian Trim (x)Dana Vashon. 1 Absent. We Have Quorum.

3. **Approval of Agenda** – President, Scott C. Motion to approve the agenda. Brant Kettlewell, Brian Trim seconds. Motion passes, 1 abstain. Agenda approved.

4. **Announcements** – Board of Trustees

5. **Public Forum (member comments) 3 mins per person.** *Please Refrain from joining in on trustee discussing during remainder of the meeting. The purpose of the public forum is to provide an opportunity for a member of the corporation to speak. The role of the trustees is to listen attentively to the cares and concerns of the HLC corporation Members, and we thank you in advance for sharing your thoughts and ideas. You will need to state your name and address for the record. The trustees will follow up concerning the comments at the end of the Public Forum.*

HLC Member, Tim Offerley in the audience, is referencing the drain commission report from 2018 recommendations on flooding, is there any progress? Recent flooding in December and January 2023, raised the lake level significantly. Per board members, the drain commission recommends: 1) Remove the weir. At an estimated cost of \$150,000.00 to HLC. 2) Protection from upstream development. 3) Downstream Clean-out. Tim Offerley request Northfield Township look into the recommendations from the drain commission, and assist in implementation. **Julie Kapnick**, after the third lane was installed on US-23, HLC Board members asked MDOT about increased flooding after US-23 development. MDOT's recommendations were that everyone in the HLC needs to have flood insurance. Per MDOT, The HLC is the lowest point in Washtenaw County. **Ken Johnson**, new construction in the HLC, should not be able to raise the grade on individual sites. Raise the home, but not the grade. **Julie Kapnick**, contacted DEQ, for guidelines regarding grade improvement along the shore of Horseshoe Lake. She was trying to improve her vacant land, lakefront lot. DEQ stated only wood chips and or pea gravel could be added to the grade/site to improve the flooding concerns. **Julie Kapnick**, many HLC members are raising their property grades to combat flooding, and effecting the home owners who are not raising their grades. **Brian Trim**, Washtenaw County drain commission is in charge of the lake drainage. Brian Trim, recommends clean the drain downstream, and remove the weir to lower the lake levels by 18 inches all year round, to better absorb the seasonal flooding. **Ken Johnson** stated HLC members are looking into getting a grant to pay for the weir removal. **Joe Bennett**, 22 square miles drain into the horseshoe lake basin. Raising lakefront lots does very little to the overall flooding on the lake. Board Member (unknown), according to the Drain Commissioner a hole the size of U of M stadium would have to be excavated close to Horseshoe Lake, to handle the seasonal flooding. **Brian Trim** is looking into large industrial water pumps along the downstream drain, to alleviate Horseshoe Lake flooding. The creek running from Horseshoe Lake to Ore Lake, is the primary drainage from the HLC, during times of flooding. The wear is wide open during the summer. Ken Johnson suggest widening the creek from Horseshoe Lake to Ore Lake. Brain Anthony has walked up the creek, to clear fallen trees and branches, but could only do so much on his own. This is what the small millage tax we pay is for. The Drain Commissioner is clearing the drain.

Ken Jonson. HLC member Strobel is building up his grade above the rest of his neighbors. Washtenaw county drain commission has stated raising the grade of individual properties does very little to affect the overall flooding of the lake. This flooding is the reasons HLC has purchased the vacant land at the Northeast corner of the lake, to prevent possible development and so the property remains a sponge to soak up excess floodwater.

Tim Offerley, requests the board to set up a lake level committee. Brian Trim motions for the committee, Mike Laird seconds. Motion passes. Brian Trim, Dana Vashon, Julie Kapnick and Tim Offerley are on the committee.

6. Approval of Minutes – December 2023. Motion to approve the minutes. By Makenzie, Carl Kayden seconds, Mike Laird abstains. Motion passes per corrections found at meeting.

7. Clerk's Report/Correspondence – George B, Clerk

George goes over emails from residents. Some of the Metes and Bounds neighbors are complaining about unauthorized plowing in the neighborhood. The unauthorized plowing is affecting some of the member driveways. Per George Brown, the Spiegelberg plowing is not causing the problems. Its neighbors trying to help neighbors with plowing, and causing gravel and snow buildup at the entrance to the driveways. The Current guidelines for plowing by Spiegelberg is 4+ inches to trigger the snow plow. Makenzie will include a request in the news-letter, asking neighbors not to plow the roads, unless authorized by the HLC. Scott, George and Makenzie will talk to the Spielberg's, and send out a news-letter to address build-up of gravel and snow from plowing.

8. Treasurer's Report –Treasurer, Joe B.

a. Balance of accounts

HLC checking, Beginning balance (01/01/2024) \$16,169.91. Total Expenses \$3,668.58. Ending balance (01/31/2024) \$13,203.13.

Road Maintenance accounts.

Leocadia \$12,767.46. Lincoln \$6,940.10. Schrum \$10,038.65. Shady Beach \$10,545.62. Totals \$40,291.83

b. Bills due for payment. Road Dues, Money market accounts for operating, and weed control, Clerk supplies, Land Scaping and Foreclosure expenses.

c. Approval of treasurer report. Motion to approve, Brian Trim, second by Karl Kaden, motion passes.

9. Unfinished Business

Ongoing Updates (monthly)

a. Title Insurance for newly acquired property, tabled.

b. Outstanding Dues & Foreclosures. Proceeding

c. Electronic Gate Lock. The two electronic locks, and the 200 key fobs have been delivered, ready for disbursement. George Brown says all should be ready for pickup by early April in time for boating season. April the 6th, Saturday, is the chosen date to pick up and pay for new key fobs, at the boat launch, between 10 and 2, April 6th. New boat stickers will also be available for pick up. Please bring your old gate keys, to get a new key fob and HLC boat sticker. Mark Caples will be the member at the boat launch on April 6th

d. Task Tracker. Makenzie.

Electronic Dues Payments/Invoicing. Tabled.

Updated voicemail notification system. If we updating our current voice mail system using google, we would have to change our HLC number. Instead, the HLC is using ATT's new voicemail system, same old number. Finished.

e Vacation/Short-term rentals within HLC. Tabled. In Committee.

10. New Business

a. Snow removal. Tabled.

b. Lawn care contract. The new 2024 contracts are due. Michael and Brian are on lawn care committee. Motion to keep the same mower, from the last year. Michael Laird motions (second unknown) to hire Will Baltes, for 2024 lawn service, without soliciting other bids. Will Baltes is interested in a 2024 contract, and finding other interested lawn care companies is proving difficult. Motion is based upon; price does not go above \$6,000.00 for the year. Last year's totals were \$4,495.00. 2023 contract was \$195.00 per cut, and motion authorizes up to \$215.00 per cut. Motion passes. Will Baltes will be the lawn maintenance contractor for 2024.

c. Weed treatment contract. Tabled.

d. Mosquito control. A motion to spend up to \$750.00 on mosquito control by Michael Laird, Brian Trim seconds. The motion is to spend up to \$750.00 for mosquito control on the new path/park that runs from Edmund to the Boat Launch along Horseshoe Lake. Motion passes. Dissenting views: 1) If we spray one area, members will ask for spraying in other areas of the HLC, increasing the cost far above \$750.00. 2) Do not like the chemicals, being used

anywhere in the HLC. 3) To much money spent on spraying. Motion passes. 6 to 5.

- e. Beautification, \$750.00. Brian Trim manages the \$750.00. Motion to add to the beautification to the budget by Joe Bennett , second by unknown. Motion passes.
- f. Motion to add special events budget, up to \$750.00. Brian Trim motions, second by Julie Kapnick. Discussion. Scott Chisholm requests a special event itemized budget for 2024. The \$750.00 will also reimburse the Christmas, summer, and Annual picnic parties from 2023. No opposition. Motion passes.
- g. Special budget was not approved during the annual meeting. Remedies tabled.
- h. Foreclosures. Three foreclosures are going to auction on March 14, 2024 at the 22nd Circuit Court in Ann Arbor.
- i. HLC Tree near the Beach way by Julie Kapnick's house needs to be removed. Ken Johnson will inspect and advise.
- J. Motion to budget \$750.00 on membership vote. Motion by Scott Chisholm, Second by Brian Trim. Motion passes.
- K. Holiday lights competition. Julie, and Dana drove around the HLC, and judged the member lights. 7723 Leonard came in 1st place.

11. Committees Reports *(committees should be ready to provide a brief update)*

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| A. Lake Weed Control/Management – Mark C Above. | H. Brian says thank you for special events. |
| B. Boat Launch Keys – George B/Mark C. Above | I. Road Maintenance – George B/ Mike L/ Carl K. Above |
| C. Lawn Maintenance – Mike L/Brian T. Above | J. Dues Restructure – Scott C/Joe B/Michael L/ Brian T. None |
| D. Beach/Swim Area – Makenzie J/ Carl K/Mike L. None | K. Beautification- Brian Trim. Above |
| E. Bylaws – Scott C/George B/Brian T/ Mike L None. | L. Short term rentals. Julie Kapnick, Makenzie, Brian Trim, Brant. In process. |
| F. Blight – Makenzie J/George B None | |
| G. Social Events – Brian T. Above | |

12. Subdivision Reports – Leocadia /Lincoln/Schrum/Metes & Bounds/Shady Beach. None.

13. Adjournment motion by Joe Bennett, second by Makenzie. Motion passes. Adjournment 9:10

Next Trustee meeting: April 2, 2024