

**Crooked Lake Texas Association Annual Meeting**  
**Minutes**  
**Thursday, May 24, 2018**

The meeting was called to order at 6:30 P.M. by President Jim Roberts.

The minutes of the 2017 Annual Meeting were read and approved.

Jim Roberts gave the president's report. The township is nearly ready to approve new zoning for lake property. The CLTA Board is monitoring the township's efforts so that the new zoning will be favorable to the lakes.

The goose roundup is on hold since we didn't get enough volunteers to participate.

The lake level is 25 inches above the high water mark. Jim showed photos of past extreme high and low water but noted that it has never been as high as now. A proposal by the CLTA Board to make the whole lake a "No Wake" zone was greeted favorably by the lake residents in attendance. During the discussion several important questions were raised by residents. "How can this be enforced?" Vice President Russ Walters replied that we will be asking people to be reasonable in following it. It is in the nature of a "gentlemen's agreement".

Someone also asked what the definition of "No Wake" was. CLTA Director Chuck Buxton responded that the State of Michigan defines it as the minimum speed a boat can go with the driver able to maintain control.

"How long will it be until we lose 22 inches of water?" was another question. Russ hazarded a guess of perhaps August.

A motion was made to adopt a "No Wake" policy lake wide until the water level drops 15 inches, at which time the Board and membership will review the policy. In addition, we will send the "No Wake" policy to all the lake residents. The motion was seconded. Someone asked if we can review the water level regularly to see if we can change the policy. Director Jen Abnet replied that the Board will keep posting updates on our Face Book page and on our web site.

"Should we be specific on what sort of wake or boat we will allow, for example, no jet skis or wake boats?" was an additional question. Another resident answered that we don't really need to define it since all boats make wakes at speed.

The motion passed overwhelmingly. The secretary heard no dissenting votes.

Treasurer Rodney Nimtzt reported that membership dues went up \$5 to \$50 this year since we incurred a shortfall last year. A resident asked if we'd spent the amount budgeted for ramp repair. Rodney replied, "No, it is just money earmarked in the budget for when it is needed."

Rodney also reported that we had 90 members before the meeting. We added 11 more members tonight.

President Jim Roberts gave a report and led a discussion on the boat ramp at the Crooked Lake Market. The ramp is privately owned, but most lake residents depend on it for launching their boats using the ramp pass that comes with membership. Jim said the market is for sale, and we face several possibilities. If the market is purchased to run as a business, the new owner would possibly work with us on the arrangement we've had with the last two owners. Another more troublesome possibility is that no one would buy the market as a business, and the new owners could instead, tear the building down to erect a home next to which the owners would not want a busy boat ramp. The realtor for the current owner, Mike Beals, was present and confirmed these intentions. He also reported that the asking price was dropped to \$350,000.

Jim told the membership that the Board had discussed purchasing a permanent easement from the store owner. However, it would lower the property value for the current owner. And, if the new owners built a residence, they wouldn't grant an easement.

The Board also discussed buying the property as an association. It is zoned residential, but the market was grandfathered in since its existence preceded current zoning ordinances. However, If the property is sold for a residence, the zoning reverts to residential.

Jim mentioned yet another possibility. The DNR already owns access to the lake on the North Basin which does not have easy access. However, the DNR could buy another property, like the market, to create a public boat launch.

Jim told the members that the township may not allow us to use Special Assessment District funds to purchase the market, and if they did, the township would then own it.

A resident asked if the CLTA could borrow the money to purchase the market. Vice President Russ Walters replied that, yes, logically we could borrow the money, but our dues are voluntary. So, what guarantee could we give a creditor that we could pay them back? Jim added that one family on the lake is willing to act as a bank to finance the purchase, but we still have the issue of paying the family back.

Another resident asked what the tax status of the property would be if we bought it. As of this evening, the best answer was: "It depends . . ."

A member pointed out that if each of our 100 members contributed \$3500 each, we'd have enough to purchase the market.

An additional comment reminded everyone that the DNR could open a boat launch at the property it already owns. Jim answered that the Board had discussed buying that site from the DNR and making it available for university research projects.

A member moved that we form a committee to look into buying the boat ramp. After a second, the motion passed without dissent. Volunteers were asked to sign up at the end of the meeting. (12 lake residents volunteered.) One member offered a reminder to the assemblage: the property could sell quickly.

Directors Lesa Newby and Jen Abnet as the Welcoming Committee asked new lake residents to stand and receive applause. They reminded members to check out the Face Book page for announcements and information about the lake. For example, if something like a dock piece or boat floats away in the high water, notify Lesa and Jen who can post it on the page.

They announced that the annual Boat Parade will be on June 30. This year there will be no prizes, but everyone is welcome in the parade even without decorating a boat.

Fun Day will be August 4 with games for kids in the morning at the Crooked Lake Market. A pot luck in the early evening will be held at Arleigh Smrnios' house and will include a magician. A band called Leaky Teaky, a Jimmy Buffett tribute group, will wrap up the evening back at the market.

Director Chuck Buxton reported on the issue of short term rentals. He said both the House and Senate bills that would forbid local governments from passing zoning laws regulating short term rentals were in committee with no action so far. He added his concern that after the election this fall, the bills could be passed in the lame duck session. He has emailed the chairs of both the House and Senate committees with copies to Senator Margaret O'Brien and Representative Brandt Iden. He encouraged the attending lake residents to write or email both our representatives and the committee chairs telling them of our opposition to these bills that would strip local government of control over zoning. Residents had received an information sheet Chuck had prepared in the meeting's handouts. He added that on July 9, he would attend the Texas Township Board meeting and ask that it modify the township zoning to forbid short term rentals.

Our Lake Manager, Jennifer Jermalowicz-Jones of Restorative Lake Sciences gave a report on our progress with the Laminar Flow Aeration project. She had determined last year that our well was contributing to the growth of curly leaf pond weed near the well outlet. She will monitor what will happen to this weed growth when we don't run the pump this year. A new invasive plant called Cabomba was discovered in the North Basin. She also said that we will probably see some algal blooms with the high lake level. She did note that there was a dramatic decrease in Eurasian Milfoil after last year's treatment. She also noted that all lake basins had an increase in volume, corrected for the high water, which means a

decrease in muck, except for the North Basin. We also had a decrease in the volume of weeds in the lake. The bottom sediment is getting firmer all around the lake.

Representatives of John Tucci's company, Lake Savers, which runs the aerators, said their Secchi Test showed a depth of 26 feet of visibility today.

President Jim Roberts added that we already have the permit for additional herbicide treatment if it is needed since the permitting process takes so long to complete. If any resident would like a spot treatment for lily pads, they can pay individually (\$120) and sign up after the meeting.

Vice President Russ Walters warned residents about any electrical systems that are under, or close to being under, the water. They need to be turned off at the circuit breaker to avoid serious problems. This includes electric boat lifts and lake pumps.

Director Helen Lemmer reported that we will have the pots of beetles to eat the invasive purple loosestrife again. She will take donations for extra pots after the meeting.

Secretary Rod Krapf talked about using native plants to landscape a swath of frontage near the lake instead of lawn grass. He showed several photos of examples on the large screen with the help of Township Treasurer Trish Roberts. Native plants' deep roots do a better job of preventing erosion. They also absorb nutrients that would wash into the lake and contribute to weed growth. Additionally, these plants absorb pollutants like herbicides and discourage geese from coming ashore. Plants that are 2 - 3 feet tall keep the geese from seeing if there are predators lurking in wait. Rod also reminded residents to not use fertilizers with phosphorus, and not to leave ashes from beach fires which will wash into the lake and feed weed growth.

Vice President Russ Walters recognized retiring board member Joanne Potts for her service to the board. He told the residents that any member can attend the lake board meetings if they just call ahead first. Russ then announced the nominations for the Board of Directors. Directors Rodney Nimitz, Jim Roberts, Helen Lemmer, and Chuck Buxton ran for re-election. Roy Holberg ran for the vacant seat. All were elected by acclamation.

Director Lesa Newby informed the members that Bob Page, editor of Texas Township Living was looking for ideas for articles and for people to write articles.

Under Member Concerns, one resident asked about how we would learn about the release of herbicides ahead of time. Those with lawn sprinklers fed from the lake would be harming their grass. Jim answered that the DNR will provide notice and will post signs along the roads and around the lake.

Another member asked why we would put chemicals in at all. The answer was that the Board doesn't like to, but there could be a time like last year when the Eurasian Milfolil exploded around the lake. Our Laminar Flow Aeration couldn't control that much growth by the invasive plant.

Director Helen Lemmer cautioned residents about trying to boat between the island and her property.

The meeting was adjourned at 8:41 P.M.