



**Crooked Lake Texas Association**  
**2019 ANNUAL MEETING**  
**Thursday, May 9, 2019 6:30 p.m.**  
**Texas Township Hall**

**AGENDA**

1. Call to Order – [Jim Roberts](#)
2. Approval of Minutes from May 24, 2018 Annual Meeting – [Rod Krapf](#)
3. President’s Report – [Jim Roberts](#)
  - a. Township Lake Zoning District
  - b. Lake level update: last year 25” above high water mark; today 34.5” = 9.5” higher
  - c. **“No Wake”** please put your signs back up. More signs? – No wake comes off 31.5” lower
  - d. Flooding Task Force Update
  - e. Flooding Assessment District Payments \$3,100 – [Trish Roberts](#)
  - f. Tim Brown – Letter to Association – [Dot DeYoung](#)
  - g. Invasive species control (dock and marina companies and CLTA members)
  - h. Permanent flooding prevention/legal lake level
4. Membership Report/Treasurer’s Report – [Rodney Nimitz](#)
  - a. Current Membership – 116 as of 5/8/19 (Last year was 90 at the annual meeting)
  - b. Fund balance update - [Rodney Nimitz](#)
  - c. Ramp Discussion/Market Status, Ramp Access Cards - Replacement \$20, new members – [Sandy](#)
  - d. Welcoming Committee – [Lesa Newby](#)
5. Activities & Events:
  - a. Boat Parade – Cancelled – [Jennifer Abnet/Lesa Newby](#)
  - b. Fun Day – Saturday, Aug 3<sup>rd</sup> – [Jennifer Abnet/Lesa Newby](#)
  - c. Events: 10a – noon: games, face painting, kayak event; 4-5: “Ben Jammin” band (for kids); 6-7p: dinner/mixer; 7-10p @ Crooked Lake Market: band “Leaky Tikis”
6. Short-term Rentals – [Chuck Buxton](#)
7. Laminar Flow Aeration (LFA) Project Update: – [Jim Roberts](#)
  - a. L.F.A. Presentation – [Jennifer Jermalowicz-Jones](#) of Restorative Lake Sciences
  - b. Questions/Answers period (15 min)
  - c. Lake Savers Representatives are available for questions, also
8. Herbicide Spot Treatment – [Jim Roberts](#)
9. Purple Loosestrife Project – on hold
10. Landscaping for lakes - [Rod Krapf](#)
  - a. Phosphorous fertilizer, beach fires, landscaping
  - b. Suggest fertilizer restriction
11. Nominations for 2019-21 Directors – [Jim Roberts](#)
12. New business/Membership Concerns/Comments - [Jim Roberts](#)
13. Adjournment - [Jim Roberts](#)

**L.F.A. Committee:** [Chuck Buxton](#) (Chair)

**Members:** Russ Walters, Jim Roberts, Jennifer Jermalowicz-Jones, & John Tucci

**Short-term Rental Committee:** [Chuck Buxton](#) (Chair) **Members:** [Rodney Nimitz](#), [Shari LaBrenz](#), & [Glenn Steeg](#)

**Welcoming Committee:** [Lesa Newby](#) (Chair) **Members:** [Dot DeYoung](#) and [Roy Holmberg](#)

**Fun Day Committee:** [Jennifer Abnet](#) & [Lesa Newby](#) (Co-Chairs)

**Members:** [Rod Krapf](#), [Rodney Nimitz](#), [Arleigh Smyrnios](#), & [Jim Roberts](#)

**Ramp/Store Committee:** [Russ Walters](#) (Chair)

**Members:** [Chuck Buxton](#), [Sandy Steinbach](#), [Russ Walters](#), [Tom Labrenz](#), [Judy Ford](#), [Dave Stafford](#), [Brent Bassett](#), [Glenn Steeg](#), [Don & Harriet DeVries](#), [Landon Kovacs](#), [Matt Regnery](#), & [Kevin Noe](#)



**2019 MEMBERS (116) as of 5/8/2019**

**“I care about my lake”**

Abnet, Chuck & Jennifer	Hinds, Don & Takane	Phillips, Doug
Anderton, Thomas Jr	Hinkle, Dan & Kristin	Piatkowski, Kurt
Anderton, Thomas Sr	Hollings, Darius & Jennifer	Piechocki, Jim & Gina
Atkinson, Joe & Irene	Holmberg, Roy	Potts, JoAnne
Bassett, Brent & Lisa	Johnson, Mary & Dave	Praeger, Jim
Batts, CB & Lin	Kemp, Zak & Sherry	Rand, Laura
Bekasiak, John & Katie	Kitchens, Ron	Randall, Chris and Janelle
Blix, Gregor & Sandra	Kovacs, Landon	Regnery, Matthew & Tracy
Bowman, Fred & Ann	Krapf, Rod	Rhodes, William & Lynda
Branigan, Paul & Sharon Larson	Labrenz, Thomas	Richmond, Mike & Pam
Busha, Michael & Ann	Leinwand, Michael	Roberts, Dave & Dawn
Buxton, Charles	Licence, Geoffrey & Diane	Roberts, Jason & Erin
Caranci, Darin & Amy	Liggett, Elaine & Reigle, Sherry	Roberts, Jim & Trish
Clancy, Jerry & Connie	Lovely, John & Robin	Rogers, Nancy
Clark, Michael	Matthews, Kent & Mary	Rumford, Cheryl
Cronen Trust (Bryan & Daniella)	McCormick, Neil	Ryan & Kalli Overmyer
Cudney, Cam & Suzanne McPeck	McNally, Michael	Sackett, Martin
Dalal, Sanjay & Rita	Miars, Dean & Christine	Schripsema, Tom & Heather
DeVries, Daryl & Debra	Mittenthal, Marilyn	Schroeder, Roger & Trish
DeVries, Don & Harriet	Moore, Dennis & Susan	Sebastian, Scott & Karen
DeYoung, Dorothy	Munson, Jim & Bev	Singh, Ravinder & Vihangi
Dill, Joe & Julie	Neubauer, James	Slone, Ted & Patti
Doctor, Ed & Sandy	Neubauer, Jerry & Mary	Smigielski, James & Beatrice
Eberhard, Thomas & Diane	Newby, Kris & Lesa	Southwell, Frank & Judy
Emery, Chris & Judy	Niec, Lukasz & Rachelle	Stafford, Dave & Linda
Fairbanks, Molly	Nielsen, Kerry	Steeg, Glenn & Diane
Fallon, Tim & Carla	Nimtz, Rodney	Steeg, Glenn & Diane
Fleck, PJ & Heather	Nimtz, Rodney	Steinbach, Gary & Sandy
Ford, Judy & William	Nimtz, Rodney	Volocyk, Dan & Laurie
Fouts, Todd	Noble, Linda	Walters, Russell
Gaines, Michael & Christine	Noe, Kevin	Wathen, Michael & Lynne
Gambino, Debra	O'Conner, Mike	Weathers, Joyce
Gipper, Pat & Judy	Otten, Theodore & Melissa	Whittington, Denny & Doyle
Glomski, Mike & Joyce	Overmyer, Ryan & Kalli	Wilson, Michelle & Henderson, Stephenie
Hackenberg, Jim & Yvonne	Parrish, Diane	Wright, Ann
Harrison, Richard & Teresa	Patel, Anil & Nayana	Zabavski, Brendon & Julie
Harter, Evan & Pat	Patten, Tom & Yvonne	Zabavski, Robert
Higginbotham, Kyle & Brenna	Pell, Ben & Jen	Zabavski, Robert
Hill, Robert Terry Trust	Peninger, Scott & Cherie	



## TREASURER'S REPORT

Association Budget to Actual					Rental Budget to Actual							
		2018		2019				2018		2019		
		Budget	Actual	Budget	Actual			Budget	Actual	Budget	Actual	
				(to Apr 30th)						(to Apr 30th)		
<b>Inflows</b>					<b>Beginning Balance</b>					0.00	5,168.27	5,168.27
Association Inflows					<b>Inflows</b>							
Membership Dues	5,850.00	6,900.00	7,000.00	5,800.00	Rental Income			17,200.00	4,200.00			
Interest Income	30.00	77.33	60.00	24.35	<b>Total Inflows</b>			0.00	17,200.00	4,200.00	0.00	
<b>Total Association Inflows</b>	<b>5,880.00</b>	<b>6,977.33</b>	<b>7,060.00</b>	<b>5,824.35</b>	<b>Total Inflows</b>			0.00	17,200.00	4,200.00	0.00	
<b>Total Inflows</b>	<b>5,880.00</b>	<b>6,977.33</b>	<b>7,060.00</b>	<b>5,824.35</b>	<b>Outflows</b>							
<b>Outflows</b>					Bank Charges					150.00		
Activities					Cleaning & Maintenance					2,010.16	300.00	320.00
Fun Day Activities	1,900.00	2,026.07	2,600.00	580.00	Insurance					3,614.50	3,600.00	0.00
<b>Total Activities</b>	<b>1,900.00</b>	<b>2,026.07</b>	<b>2,600.00</b>	<b>580.00</b>	Internet					1,200.00		149.00
<b>Operations</b>					Professional Services					1,075.00		
Accounting Fees & Tax Prep	150.00	0.00	150.00	0.00	Property Taxes					3,758.34	8,700.00	0.00
Books, Subscriptions, Reference	750.00	784.00	350.00	0.00	Repairs					285.14	750.00	101.50
Conferences	100.00	0.00	100.00	0.00	Supplies					749.17		
Dues & Fees	200.00	190.00	200.00	190.00	Utilities					389.42	2,100.00	987.79
Insurance	800.00	800.00	800.00	0.00	<b>Total Outflows</b>					0.00	12,031.73	16,650.00
Lake Programs	580.00	829.10	1,000.00	0.00	<b>Excess of Inflows over</b>					0.00	5,168.27	-12,450.00
Newsletters	950.00	1,472.15	1,000.00	322.80	<b>Outflows</b>					0.00	-48.66	0.00
Postage, Mailing Service	200.00	824.67	750.00	175.54	<b>Ending Balance</b>					0.00	5,168.27	-7,281.73
Supplies	150.00	0.00	0.00	0.00	Reserve (1 month Rent)					-1,400.00		
Other	100.00	100.00	110.00	0.00	Sub-total					-8,681.73		
<b>Total Operations</b>	<b>3,980.00</b>	<b>4,999.92</b>	<b>4,460.00</b>	<b>688.34</b>	Number of Ramp Participants					116		
<b>Total Outflows</b>	<b>5,880.00</b>	<b>7,025.99</b>	<b>7,060.00</b>	<b>1,268.34</b>	Operating Costs per Participant					(74.84)		
<b>Excess of Inflows over</b>	<b>0.00</b>	<b>-48.66</b>	<b>0.00</b>	<b>4,556.01</b>	<b>Total Encumbrances</b>					<b>1,981.50</b>	<b>10,681.50</b>	
<b>Cash Balance</b>	<b>51,276.08</b>		<b>51,599.86</b>		<b>Number of Members</b>					138	116	
<b>Encumbrances</b>					Purple Loosestrife Project					630.00		630.00
Ramp Repair Project	1,351.50		1,351.50		Property Maintenance					0.00		8,700.00

### MEMBERSHIP DUES \$50

Please make checks payable to Crooked Lake Texas Association.

- Your annual dues help pay for:
- Legal Expense Fund
  - Welcoming Committee Expenses
  - Lake Quality Monitoring
  - Riparian Subscriptions
  - Michigan Lakes & Streams Dues
  - State Licensing
  - Water Level Managements
  - Fun Day Expenses
  - Newsletters & Special Mailing
  - Website Maintenance



**2017-2019 and 2018-2020 Current Board of Directors (Two-year terms)**

CLTA By-laws allow for up to ten (10) directors, all of whom must own property having legal access or frontage on Crooked Lake, and be current paid members of the Association.

Eligibility to vote for directors: any one residing in the Crooked Lake Special Assessment District - one vote per parcel.

Directors will elect their officers at the first directors meeting following the Annual Meeting.

(?) Indicates Director who has completed two-year term of office. There are five seats open for the 2019-2021 term.

(\*) Indicates who is interested in continuing to serve.

NAME	ADDRESS	POSITION	NAME	ADDRESS	POSITION
*Jennifer Abnet <sup>2</sup>	47 North Crooked Lake	Director	Chuck Buxton	446 West Crooked Lake	Director
*Dot DeYoung <sup>2</sup>	8220 West Q Ave.	Director	Roy Holmberg	432 West Crooked Lake	Director
*Rod Krapf <sup>2</sup>	43 North Crooked Lake	Secretary	Rodney Nimtz	1441 East Crooked Lake	Treasurer
*Lesa Newby <sup>2</sup>	7276 Bentwood Trail	Director	Jim L. Roberts	1213 East Crooked Lake	President
*Russ Walters <sup>2</sup>	7414 Field Bay Ave.	Vice-President	Sandy Steinbach	184 West Crooked Lake	Asst. Treasurer

**Jennifer Abnet** - Jennifer grew up in Cincinnati & moved to Chicago after college. She lived there for 11 yrs before moving to Crooked Lake in 2011 after marrying her husband who grew up in Portage. She studied Business at Indiana University and double majored in Marketing & International Business, as well as minored in Spanish. Jennifer is an Area Manager for a biotech oncology company & travels throughout Michigan & Indiana. Jennifer has a little girl who will be 2 in August, as well as two teenage stepchildren.

**Chuck Buxton** - Chuck holds a Bachelors and Masters Degree in Chemical Engineering and worked for the Upjohn Company and Pharmacia/Upjohn for 29+ years. Chuck and his family have been connected to Crooked Lake for 40+ years enjoying the many activities and tranquility their summer cottage on the lake provided. In 2014 his family worked together to design and build a permanent residence on Crooked Lake in the location of their original cottage. Chuck's daughter has a grandson and granddaughter.

**Dot DeYoung** - Prior to her 2003 move to Crooked Lake, Dot served as the Manager of the Utility Business Office at the City of Wyoming. She later was a contractor in the Pfizer Engineering Department prior to retiring. Dot was first elected to the CLTA Board in 2005 serving as both a Director and Secretary. Dot has a geographically split family - one daughter and two granddaughters in Michigan; and one daughter and two granddaughters in Texas.

**Roy Holmberg** - Roy is a new member to the CLTA Board of Directors. He previously lived on Long Lake in Portage, MI; and prior to that grew up along the Lake Michigan shoreline in Muskegon, MI. Roy, his wife, and two young children are water enthusiasts and enjoy as many activities on the lake as they can. Roy holds a Bachelors degree in Mechanical Engineering and Masters in Business Administration, and has worked for Stryker for 10+ years.

**Rod Krapf** - Rod first swam in Crooked Lake in 1967 when he was a guest of his Kalamazoo College classmate's & future wife Nancy's grandparents' cottage. Rod taught social studies, & some English & German during his 34 yrs in Illinois. They frequently visited the house her parents built on the site of the original family cottage. Once the decision to retire was made, it was an easy choice choosing to drink coffee each morning overlooking Crooked Lake. The Krapfs remodeled the home & moved here permanently in 2008. Their time is now spent expanding their interest in gardening, tennis & travel.

**Lesa Newby** - Lesa has been a proud Crooked Lake resident since 2015 & feels honored to serve on various committees for this wonderful lake! She & her family enjoy all the residents here and make time in their schedule to paddle board, wake board, & boat on the lake. Lesa loves being a personal trainer, runs marathons, travels & advocates for children with special needs. She has a 10 yr old autistic son who enjoys building with Legos & a 7 yr old daughter who loves traveling & performing on her elite competition dance team; both enjoy all the lake activities! Lesa's excited to be involved with the inner-workings of Crooked Lake & interacting with all of its residents. Lesa is passionate about keeping Crooked Lake a healthy, happy place to live and play!

**Rodney Nimtz** - Rodney has been a resident of Crooked Lake since 2002. Rodney is a sole practitioner C.P.A. (Certified Public Accountant) serving individuals and small business clients. He joined the Lake Association in 2006 and has served in various roles including Director, Vice President, President and currently as Treasurer.

**Jim L. Roberts** - A resident of Crooked Lake since 1995, but a Crooked Lake enthusiast from childhood when he spent summers at his grandparents' cottages located on the same parcel as his current home. Jim serves as CLTA President; is a Past-president, past Director. His company, JIM ROBERTS Construction, Inc., specializes in custom residential projects serving clients for 35 years. Jim and Trish are grateful to have raised their children, Eric, LeeAnn & Brian, in this amazing lake environment.

**Sandy Steinbach** - Sandy, a longtime area financial executive, is an Accounting Director at Ceterus, Inc., a privately held, rapidly growing "Done-for-You" accounting & benchmark reporting firm for nationwide Franchises. She earned her CPA, bachelor's in accounting, & master's in finance degrees at Western Michigan University. She has served four years on the WMU Foundation as a board member & finance chair, has taught accounting courses at Western & also served as the finance director for the American Red Cross. Sandy & her husband Gary moved to Crooked Lake from Portage in 2014 in order to enjoy their retirement years on our beautiful private lake.

**Russ Walters** - Russ and his wife Sue have resided on Crooked Lake since 2007. Russ is serving in his second term as Vice-President of the Lake Association. Russ grew up in New Jersey attending the University of New Hampshire and Rutgers University. He recently retired as Vice President of Sales for Total Plastics in Kalamazoo.