

WALLED LAKE
LAKE IMPROVEMENT BOARD MEETING MINUTES
June 3, 2015

The meeting of the Lake Improvement Board for Walled Lake was held at the Novi Civic Center at 45175 W. 10 Mile Road on June 3, 2015. The meeting was called to order by Dave Galloway, Chairman, at 7:04 p.m.

Present: Casey Ambrose, City of Walled Lake
Brian Coburn, Secretary-Treasurer, City of Novi
Hugh Crawford, Oakland County Board of Commissioners Representative
Dave Galloway, Chairman and Riparian Representative

Absent: Karen Warren, Oakland County Water Resource Commissioner's Office

Also

Present: Mark Roberts (Attorney, Secret Wardle)
Glenn Lemmon Novi City Assessor

Chairman Galloway opened the meeting with public comment for items other than the topic of the public hearing. One member of the public spoke to express concern about the use of herbicides and the effect on the fish. He believed that there has been a degradation of the lake and that too many weeds have been removed.

Moved by Coburn, Supported by Ambrose; CARRIED UNANIMOUSLY: To approve the Minutes of March 10, 2015 meeting.

Secretary-Treasurer Coburn presented the Treasurer's Reports for the year end for 2014 and first quarter to date of 2015. The balance on hand as of March 31, 2015 is \$174,352.82.

Moved by Coburn, Supported by Ambrose; CARRIED UNANIMOUSLY: To accept the Treasurer's Reports as presented.

Coburn presented a brief overview of the work completed by the City Assessors for Novi and Walled Lake to prepare the proposed special assessment roll. Coburn explained that many of the parcels are being assessed the same units of benefit as the previous roll and that the amount of each assessment has been reduced by approximately 30% based on costs that were less than estimated for the past four years of the project.

Galloway opened the public hearing at 7:10 and requested that Coburn summarize the correspondence regarding the public hearing.

Jerry Anderson, 127 S Pontiac Trail, Walled Lake—supports the Lake Board and the assessment.

John Carpenter, Lot 11 Shore Acres Sub, Novi—not in support of the assessment, does not want to pay more in taxes.

Rick Titsworth 1304 E Lake Drive, Novi—requests that the board remove Lot 1 of Shore Acres from the assessment because it is encumbered with an access and storm easements.

William and Alicia Roberts, Lots 16 & 17 Supervisor's Plat No. 1, Walled Lake—owns two lots but the house sits on both lots and believes that only one of the two lots should be assessed as was the case last time.

Galloway then requested that those wishing to speak approach the podium.

Darrin Holmes, 228 Osprey, Walled Lake—Lives in Jenny Park Subdivision and noted a dispute with the properties adjacent to Outlot A, which serves as the lake access for the back lot owners. He wanted to know how the Lake Board believes that he has access since those in the dispute say he does not.

Andrew Maltese, 127 DeKalb, Walled Lake—Lives in Jenny Park Subdivision and noted that there is still no resolution regarding the lake access. He and his neighbors assert that they have access to the lake via Outlot A.

William Roberts, 584 E Walled Lake Drive, Walled Lake—Reiterated the statements in his letter that he should be assessed at 1 unit of benefit instead of 2 since his house sits on both lots.

George Rourk, 1331 South Lake Dr—stated that the quality of the lake is good and appreciates the work done by the Board. He is in favor of continuing the assessment.

Steve Letzeiser 1127 South Lake Unit 205—Asked the Board if the condo at South Pointe is lake access or lake front. Coburn responded that it is lake access. Mr. Letzeiser suggested that the assessment be based on the frontage of the condo divided by the number of co-owners. Lemmon explained the process for developing the assessment categories.

Cynthia Coleman, 123 DeKalb, Walled Lake—Lives in Jenny Park Subdivision and questioned if she has lake access. Supports the assessment.

Alan Dezell, 1217 East Lake Drive, Novi—Fully supports the assessment and the continuation of the treatments. Believes that the lake is in good condition.

Jim Tesorero, 1627 West Lake Drive, Novi—Supports the continuation of the assessment and believes that it is fair.

Galloway closed the public hearing at 7:30 after seeing no one else wanting to address the Board.

The Board had a discussion regarding the Titsworth letter and the comments by William Roberts. Lemmon explained that Roberts only had one unit of benefit last time because there was a part of the home on the other lot making them inseparable. Lemmon explained that the Titsworth Lot 1 was not buildable and served as the access point for several outlots and such a lot would not typically be assessed.

Moved by Crawford, Supported by Coburn; CARRIED UNANIMOUSLY: To revise the proposed roll to remove lot 16 of Supervisor's Plat No. 1 owned by Mr. Roberts from the assessment roll.

Moved by Crawford, Supported by Coburn; CARRIED UNANIMOUSLY: To revise the proposed roll to remove lot 1 of Shore Acres owned by Mr. Roberts from the assessment roll.

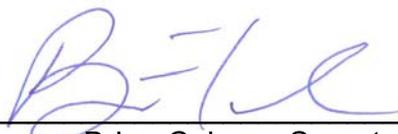
There was a brief discussion regarding how the condos are assessed based on whether there is direct access to the water, like Harbor Cove, or indirect access to the water like South Pointe Condo. The Board took no action to revise the roll based on this discussion.

Moved by Crawford, Supported by Ambrose; CARRIED UNANIMOUSLY: To approve the assessment roll with the two corrections as approved by the Board and to approve the resolution confirming the assessment roll.

Galloway	Yes
Ambrose	Yes
Coburn	Yes
Crawford	Yes

Galloway opened public comment and there were six members of the public that spoke regarding the impact on fish in the lake, Outlot A access in Jenny Park Subdivision, and the use of herbicide in lake affecting the fish.

ADJOURNMENT: There being no further business to come before the Lake Board, the meeting was adjourned at 8:06 p.m.



Brian Coburn, Secretary-Treasurer