

**WALLED LAKE
LAKE IMPROVEMENT
BOARD MEETING MINUTES
February 27, 2020**

The meeting of the Lake Improvement Board for Walled Lake was held in Council Chambers at the Novi Civic Center at 45175 10 Mile Road on February 27, 2020. The meeting was called to order by Dave Galloway, Chairperson, at 2:06 PM.

Present:

Dave Galloway, Riparian Owner Representative (Chairperson)
Megan Mikus, City of Novi Representative (Secretary-Treasurer)
Karen Warren, Oakland County Water Resource Commissioner's Representative
Gwen Markham, Oakland County Board of Commissioner's Representative
Casey Ambrose, City of Walled Lake Representative

Also, Present:

Mark Roberts, Attorney, Secrest Wardle
Angela Maynard, City of Novi, Customer Service Representative
Michael Lohmeier, City of Novi Assessor
Chelsea Collias, City of Novi Assessing Intern

Public comment:

One Novi resident and one Walled Lake resident were present.
No comments were made.

Public comment ended.

Secretary/Member Megan Mikus presented the minutes from the November 19, 2019 meeting.

Moved by Mikus, Supported by Galloway;

CARRIED 5-0: To approve the Minutes of November 19, 2019 meeting.

Treasurer/Member Megan Mikus presented the 2019 Annual Treasurer's report submitted. The balance on hand as of 12/31/19 is \$121,923.47

Treasurer/Member Megan Mikus presented the Quarter 1 Treasurer's Report through 2/20/2020. Novi payments includes assessments paid to date. Walled Lake assessments have not be received yet. The balance on hand as of February 20, 2020 is \$150,955.31.

Moved by Mikus, Supported by Galloway;

CARRIED 5-0: To approve the 2019 Annual Treasurer's Report and the February 20, 2020 Quarterly Treasurer's Report.

Discussion of New Special Assessment Roll

A) Review of current assessment roll

Treasurer/ Member Mikus present the financials summary of the past five-year assessment. At the end of this current project in 2020, there is expected to be approximately \$95,000

**WALLED LAKE
LAKE IMPROVEMENT
BOARD MEETING MINUTES
February 27, 2020**

on hand. Member Mikus presented a proposed budget for the new five-year project 2021-2025. Using Savin Lake's projected treatment costs, historical budgets and actuals, the anticipated total five-year project costs would be \$537,000. Member Mikus explained the estimated assessments per year would result in a 60% increase as the entire project balance was applied to the current assessment and the projected treatment costs are higher than the years before. Attorney Roberts suggested having Savin Lakes include coming to give presentations on what they are doing for the lake as part of their annual contract. Attorney Roberts stated reserve funds of 10% to 15% are allowed and would recommend having a form of contingency as additional funds cannot be assessed once the project starts. It was estimated \$80,000 would equal 15% reserves.

Member Warren asked why \$5,000 had been budgeted for lake consultants. Member Mikus said Chairperson Galloway had served in the capacity of the lake manager with Savin's assistance and was not sure if additional services were needed as he was stepping down. Member Mikus noted similar line and amount was budgeted in this current assessment. Member Markham recommended the lake consultant line be eliminated from the budget as Savin was providing lake management services.

Moved by Markham, Supported by Warren;

CARRIED 5-0: To approve that we adjust the proposed budget for the new 5-year assessment to remove the lake management consultant expense and reduce our balance on hand to \$80,000.

B) Provide direction to City Assessor of preparation of new roll

Michael Lohmeier, Novi City Assessor, presented the board with the updated parcel map. He explained that it should be the same units of benefit, unless there were splits, combinations, transfers, address changes, etc. The roll now reflects all of the changes. Updated to show different unit rates.

Moved by Mikus, Supported by Markham;

CARRIED 5-0; To direct for the assessor to amend to roll based on the adjustments in the previous motion, which includes reducing the total project cost for the next 5 years.

C) Set date for next meeting and public hearing on roll

Attorney Roberts clarified that the public hearing would be a separate meeting; it would not be part of the next public meeting. Member Mikus said we do have some time before the assessment needs to be submitted for the winter tax roll. She said she needed about two months to mail to all property owners and post in the paper. Chairperson Galloway recommended the new board member participate in the setting of the public hearing date. Attorney Roberts suggested the next meeting would be to review the roll, and if it was acceptable, then make a motion to schedule that assessment roll for a public hearing. It might be appropriate to have the new member at this meeting. Member Mikus suggested the Board skip over the setting the date at this time.

Interviews for Riparian Representative

**WALLED LAKE
LAKE IMPROVEMENT
BOARD MEETING MINUTES
February 27, 2020**

Member Mikus said there was one candidate's name given to the Board by the Lakes Area Homeowners Association (LAHA). The name put forth is Tina Miller, who is here today. A letter of introduction was provided to the Board. Tina will give us a brief introduction about herself and then, open it up for questions from the Board. Jerry Anderson the president of the LAHA was present and affirmed their nomination of Tina Miller as the riparian representative.

Tina Miller Self-Introduction: When I moved into the area, I became familiar with the LAHA group. I met Dave and found out there was a program about monitoring the lake. I became interested, I continued an interest in education and went to more meetings. I started looking at the lake weeds while snorkeling. I learned about species identification and its effects on aquatic life. I still work full-time, but I believe I have the time to devote to more education. I am willing to spend some time on the MSU extension courses. I have read about the purpose of the Board, and I agree with the purpose to eliminate pollution in the water that jeopardizes public health and safety.

Chairperson Galloway- Do you have any problem going out on the boat with Savin? Tina said No, that would be fine. It can be worked into my schedule.

Member Markham said I met Tina at the conference in Crystal last year. Anyone who volunteers to do a job like this and is really interested in the subject and lives there and wants to be part of this. I see no reason not to. Welcome aboard.

Member Ambrose- Thank you very much for volunteering.

Elections

A) Riparian Owner Representative

**Moved by Markham, Supported by Ambrose;
CARRIED 5-0; To add Tina Miller to the Board as Riparian Representative for the community.**

Attorney Roberts clarified some members questions- one member of the board is the Riparian Representative. They are elected by the other board members based upon the submission of up to three names by the area.

Tina Miller asked if she attended extension programs, would I be supported by the expenses? Attorney Roberts said yes, that is part of the administrative expenses if approved by the Lake Board

B) Chairperson

**Moved by Ambrose, Supported by Markham;
CARRIED 5-0; To nominate Tina Miller for Chairperson.**

**WALLED LAKE
LAKE IMPROVEMENT
BOARD MEETING MINUTES
February 27, 2020**

C) Secretary

Moved by Markham, Supported by Ambrose;

CARRIED 5-0; To nominate the Novi Representative to the Lake Board (Megan Mikus) be considered the Secretary.

D) Treasurer

Moved by Galloway, Supported by Ambrose;

CARRIED 5-0; To nominate the Novi Representative to the Lake Board (Megan Mikus) be considered the Treasurer.

Public Comment

No public comment at this time.

Public Comment Ended.

Other Business

Member Mikus- I would like to take the time to recognize Dave and his service to the board. He has served on the board since March 2009. He has been a good resource a great Riparian Representative when there has been an issue with a property owner on the lake. I could always lean on Dave to knock on their door and do a great job of allaying any kind of fears they had. And for being the check and balance when an invoice comes in. He was responsive and recommended when to get more clarification with the contractors on the bills. I made a small certificate for you to thank you for your service as Riparian Representative and Chairperson on the board. Thank you Dave.

Member Ambrose – From the City of Walled Lake, Thank you very much; It's been very appreciative.

Chairperson Galloway- I've appreciated that the lake board and the HOA worked together. When I move to this lake, it smelled like sewage and dead fish in front of us and there were stacks of dead weeds. Walled Lake was kind enough to pick up the weeds north 14 Mile. South of 14 Mile, Novi said nope, we don't do that. There were five or six guys in Walled Lake that were trying to get a lake board going. When they found out that I moved on E Lake Dr., they handed me a petition telling me to go get this filled. I ended up on the board. I enjoy the lake much better now than when I moved here. It has been a wonderful time. Thank you to the homeowners out there.

Member Ambrose- No question about it. That lake was on its last leg before the lake board was formed. And that lake board was no easy task forming. You had all the naysayers out there. We tried to form it twice, we got the formation together, got the letter outs, enough people made enough noise to the different cities that they kind of balk there for a while; and some people were pulling back their signatures that they had

**WALLED LAKE
LAKE IMPROVEMENT
BOARD MEETING MINUTES
February 27, 2020**

signed on the petition. And we had to start all over again because there was bad information out there as we see all the time. The whole thing about taxation without representation and that they can tax you and levy you and assess you, we had to overcome all that. Fortunately, we had some good people that were already on board with other lake associations that could come and say these things have always been successful; they are monitored; they've never been abused. Fortunately, with some new elected officials bought into it we were able to push it forward. The results speak for themselves.

Member Markham- Has it been documented at all? Because it's a good story to tell. Ten years ago the lake was stinky and awful and we organized ourselves; did the right thing, and followed the statues and look how beautiful it is. That is a lesson for Walled Lake and our communities.

Chairperson Galloway- Riparian magazine periodically does an article on the history of the lake, which an article could be done on Walled Lake.

ADJOURNMENT: There being was no further business to come before the Lake Improvement Board; the meeting was adjourned at 3:06 PM.

The Board next meeting was tentatively scheduled for April 2, 2020 at 2:00 PM.

Megan K Mikus

Megan Mikus
Secretary/Treasurer