



Annual Meeting Minutes

August 21, 2018
APPROVED BY MEMBERSHIP 8/20/19

Location: BBL Association Lot

Board Members Present: Ingrid Jensen (Chair), Jeff Case, Jackie Dangi (Secretary), Shawn Marks, Wendy Mersman (Tech Officer), Lorraine Nykun, Peder Nelson, Renee Lobert (Vice-Chair), Michael Wilson (Treasurer), Bryan Burke (alt.), Lois Markoff (alt.)

Other Members Present: See Attachment A for list of all registered members; Sheriff Anaya

I. Call to Order: 6:30PM

II. Welcome and Introductions (Board Members, Officers, Other Members)

III. Approval of 8/16/16 and 8/15/17 Annual Meeting Minutes

- A. Motion made to approve 2016 meeting minutes by Lorraine Nykun. 2nd by Mike Wilson.
APPROVED
- B. Motion made to approve 2017 meeting minutes by Mike Wilson. 2nd by Mike Riley.
APPROVED

IV. Sheriff Anaya

- A. Kent County Sheriff (Marine Division) Anaya made an unscheduled visit to share information on boater safety. He shared information about boater safety courses and distributed boater safety brochures. Boaters must have boater safety certificate to operate a motorized vehicle if born after 1979. Must be at least 14 to operate a PWC. Sheriff cleans boat after each shift, not just when moving from lake to lake.

V. Treasurer's Report 8/3/18 (Treasurer Mike Wilson)

- A. Treasurer's Report:
 - 1. Receipts: \$ 13,088
 - 2. Expenses: \$ 9,394
 - 3. Cash balance 8/3/18: \$ 13,734
- B. Comments: Highest number of dues paying members in recent history.

Motion made to accept Financial Report 8/3/18 by Renee Lobert; 2nd by Lorraine Nykun.
APPROVED.

VI. President's state of the Lake (President Ingrid Jensen)

- A. Pavilion improvements including new roof, gutters, rain barrel
- B. Fireworks - one of the best displays ever - funded in part by increase in dues
- C. Thanks to many volunteers:
 - 1. Christmas packages - Melanie Yff
 - 2. Santa Clause - Mike and Sean Riley
 - 3. Fireworks / Boat Parade helpers – Frank Walejewski, board members, Jeff Peterson, Brett Nelson
 - 4. Association lot – mowing - Ryan and Katie McComb and Addison Pulley; garden – Jackie Dangi; donation of mower - Gale Satterlee

5. Fun Run Event (netted \$2,146) – Lorraine Nykun
 6. Lake Cleanup Day – Jackie Dangl, Maeve and Mike Wilson, Shawn and Russ, Renee Lobert, Jeff Case, Ingrid Jensen, Lorraine Nykun. Will do again likely in mid-May - will align with township.
 7. Summer garage sale - thanks for advertising Lorraine Nykun
 8. Lake quality - thanks to Frank Walejewski
 9. Key Holders - (see list online) this is a thankless job
- D. New gate - new lock and key system. This was changed when old gate was damaged and had to be replaced. Took the opportunity to make change to a key system.
- E. Short-term rentals – BBLIA Board considers STR to negatively impact the lake so has taken the opportunity to communicate to lake members and township on topic. Members are encouraged to share their perspectives with township officials

VII. Lake Quality Report (Frank Walejewski)

Summary: Water quality in BBL is one of best in the area. Key chemical issue is a higher phosphorus level than in past (generally due to use of fertilizer contacting phosphorus and ash from lakeside burning/firepits.) Key plant concerns are Eurasian water milfoil, curly leaf pondweed, algae, and eel grass. Other large concern is to keep lake free of zebra mussels. See detailed reports on bigbrowerlake.com member area for detailed reports

BBL water quality is managed by the Big Brower Lake Board whose membership includes the County Drain Commissioner, one County Commissioner, and lake residents: Ingrid Jensen, Frank Walejewski, and Jerry Peterson. Funding for water management is provided via \$125 property tax assessment on all lakefront properties. Total budget for water maintenance is approximately \$14k with approximately \$10k in reserve to fund major treatments and other lake matters as needed.

Lake water has not been specifically tested for PFAS as it is cost prohibitive and extremely difficult to get accurate measures in lake environment. No lake residents have reported PFAS issues.

Member suggested contacting nearby tree farm to confirm they are not using phosphorus fertilizer.

VIII. New Business

- A. Gate Access: In July the damaged gate to the boat launch was replaced and a new key lock was installed to replace the combination lock. New policy is that only lake residents with riparian rights and/or BBLIA members or their guests can access the lake via the gate. The board implemented this change with the best interest of the lake and lake residents in mind after lengthy consideration and debate. The rationale for the change was to improve safety and decrease risk of invasive species (e.g. zebra mussel) infestation. This change has created inconvenience for some members. More key holders have been added to lessen inconvenience.
- B. Short Term Rentals (STR): Over last year the Board has received many complaints from residents who have issues with STRs. Courtland Township officials have confirmed that STR are considered a commercial use of property and are, therefore, not permitted in a residential zone. All properties on BBL are zoned Residential. Based on case law, township has construed that a STR is less than 30 days.
1. Although BBLIA Board has no authority over zoning or enforcement, it has leveraged influence with Courland Township officials to request they enforce the current law.

2. Courtland Township zoning board is considering changing the ordinance to allow STR in residential zones. Board encourages members to contact Township to voice their opinions and concerns.

C. Other:

1. Speeding - Member raised issue of cars speeding around lake, particularly on feeder streets off 10-mile. Board agreed to investigate options to address issue.
2. Pavilion lights – consider turning on for annual meetings

IX. Corporate Business - Board Elections

- A. Board Member terms expiring: Ingrid Jensen, Renee Lobert, Wendy Mersman. Alternate Board Member term expiring: Lois Markoff, Bryan Burke
- B. Each member attending the annual meeting may vote for 3 people. Three nominees receiving most votes will be elected as full members; next 2 top vote getters will be alternates.
- C. Members elected as Board Members for 3-year term:
 1. Ingrid Jensen
 2. Renee Lobert
 3. Wendy Mersman
- D. Members elected as Alternate Board Members for 1-year term:
 1. Kevin Jacot
 2. Steve Cilek

X. Adjournment

- A. After long and emotional discussion, meeting adjourned 9:30PM.



Big Brower Lake Improvement Association
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	Name	Address (Street Number and Street Name)	BBLIA Member?
1	Jovain Nyka	8689 Je-Ne-Be Dr.	Y
2	Jackie & George	8768 Brower Lake	YES
3	Ingrid Jensen	8869 JeNeBe	YES
4	Shawn Marks	8860 Brower Lake	Yes
5	Renee Lobert	8869 JeNeBe	yes
6	LOIS MARKOFF	8635 JeNeBe	yes
7	Redur Nelson	8693 JeNeBe	yes
8	Dawn Nelson	8693 JeNeBe	yes
9	BRYAN + SUSAN BURKE	8880 BROWER LAKE ROAD NE	YES
10	Michael Wilson	8570 JeNeBe	YES
11	JEFF CASE	3555 JeNeBe	YES
12	FERRI WAHL	8324 Je-Ne-Be	N/A
13	KCSD DEPUTY ANAYA	N/A	N/A
14	Mike Riley	8343 Je-Ne-Be	ye
15	Sandy Gilek & Steve	8415 JeNeBe	yes
16	George Richlesing	8609 JeNeBe	Yes
17	Jim Mersman	8493 JeNeBe	yes
18	JOHN HOLT	8019 JE NE BE	NOT
19	Sean & Shelly Riley	8340 JE-NE-BE	YES
20	Jerry & Jan Peterson	8893 Je-Ne-Be	yes
	BILL'S TRASH CUTTER	8530 BROWER LAKE RD	YES
	Frank Wojewski	8547 JeNeBe	YES
	Joe Hesse	8911 JeNeBe	YES
	Sheila Hesse		yes
	Richard Dailong	8369 JeNeBe	Yes
	Sarah Maxim	8403 Brower Lake Rd	YES
	Sham Hussain	8353 JeNeBe	YES
	Jory & Kylie Tripp	8344 JeNeBe	yes
	Mike & Kendra Havemeier	8420 JeNeBe	YES
	Bill Dylstra	8618 Brower Lake	yes



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	Name	Address (Street Number and Street Name)	BBLIA Member?
31	Don + Kathy Cadwell	8446 Brower Ave	Since 1974
32	SHAWN MAHONEY	8882 JE-NE-BE	yes
33	Mika & Sue Taylor	8701 Brower Lake Rd	yes
34	AGAZELIN DEBENAMOUNT	8657 JE-NE-BE DR	NO
35	Reth Kuyfien	8500 Brower Lake Rd	yes!
36	Dan + Mel Yff	8579 - Je-Ne-Be	yes
37	KEVIN S. JACO + KERRAH MCCOON	8348 - JE-NE-BE DR	YES
38	STEVEN J. YANCHAS SR	8424 OAKVIEW AVENE	YES
39	Jackie McHardy	8498 Je-Ne-Be	YES
40	Block Sharp	8840 Je Ne Be	yes
41	Bennis + Lynda Ericson	8743 " "	yes
42	Marilyn Burkhardt	8517 JeNeBe	yes
43	Dustin Wood	8870 BROWER	yes
44	Gary Burkhardt	8517 JeNeBe	yes
45	Kahle Fulley	8740 Brower Lk. Rockford	yes
46	S. Kelley Furr	8495 Je-Ne-Be	yes
47	Bill Davis	8768 Brower Lake Rd	yes
48	DAVID DAVIS	8484 BROWER LAKE	YES
49	Wanda Gabriel	8772 Brower Lake	yes
50	Bonnie Engbretsen + Tom	8431 JeNeBe	yes
51	Tom Koole + Holly	8563 JeNeBe	yes