



Board Meeting Minutes

August 6, 2019

Approved 9/3/19

Location: 8869 Je-Ne-Be (Ingrid Jensen/Renee Lobert)

Board Members Present: Ingrid Jensen, Jackie Dangl, Kevin Jacot, Lorraine Nykun, Mike Wilson, Renee Lobert, Shawn Marks, Wendy Mersman

Board Members Absent: Jeff Case, Steve Cilek (alt.),

Other Members Present: Frank Walejewski

I. Call to Order: 7:00PM

II. Approval of June 4, 2019 Board Minutes

a. Motion to approve 6/4/19 minutes made by Lorraine Nykun; 2nd by Shawn Marks.

APPROVED

III. Treasurer's Financial Report and and July 4th Summary (Mike Wilson):

a. Treasurer's Report 6/30/19

i. Receipts YTD: \$ 9,276

ii. Expenses: \$ 6,833

iii. Cash balance \$ 12,576

b. Treasurer's Report 7/31/19

i. Receipts YTD: \$ 15,363

- Revenue 5% increase over prior year largely due to fireworks donations; memberships are down approximately 10 people

ii. Expenses: \$ 11,203

- Expenses 10% lower than same time last year

iii. Cash balance \$ 14,294

c. Motion made by Jackie Dangl to accept Financial Reports for 6/30/19 and 7/31/19; 2nd by Renee Lobert. **APPROVED**

d. July 4th Summary

i. Received \$4,067 in donations for fireworks - special thank you to Jackie De Regnaucourt for \$1,000 donation.

ii. Flare inventory balance is 729 (valued at \$1,407)

iii. Fun Run had 90 participants - thanks to Lorraine Nykun for organizing

IV. Lake Items

a. **Weir Dam Work and Assessment** - Drain Commissioner Ken Jonker has cleared out everything and put in new drain. Last year Big Brower Lake Board discussed plan and the Lake Board as well as BBLIA requested that we have opportunity to review plan. The Commissioner proceeded without consulting either at a cost of \$8300 which may result in special assessment of approximately \$68 per riparian residence. Frank will continue to work with drain commissioner to determine next steps. Concern is that work was not done in a way that will last so members can expect to pay to repair again in a few years. Board's ideal scenario is to have a walking bridge over the drain and close the road to through traffic.

- b. **Consumers Energy (CE) Oil Spill** – Jim Dixon, owner of an Dixon Consulting environmental agency and brother of Dan Dixon of BBL, has been working on behalf of lake residents (gratis) questioning C.E. regarding the oil spill and actual impact. Board impression is that C.E. is failing to fully address the issue.
 - i. Motion made by Shawn Marks to retain Dixon Consulting for maximum \$5k in connection with oil spill. 2nd by Wendy Mersman. **APPROVED**
 - ii. Board will notify the township that the Lake Board will pay for Dixon.
 - iii. Board will request Jim Dixon to write up a summary for email blast and speak at Annual meeting
- c. **Short Term Rental Boat Use** –Linda Wessel has obtained a Zoning Compliance Permit which allows her to continue to offer her lake home as a short-term rental. The permit includes the following clause: “Motorized Watercraft. Guests may not operate motorized watercraft on any lake adjacent to the property.” Key Holders were not aware of this clause and have provided access to guests. In compliance with the zoning permit, the BBLIA Key Holders will no longer grant lake access to any guest/visitor boats for that property.
- d. **Nuisance on Sand Bars** – Lake residents have observed what appears to be drunken and disorderly conduct taking place on the lake near the two sandbars.
 - i. BBLIA will publish a communication reminding people to be considerate of lake residents.
- e. **2019 Directory** - Directory is only available on-line and is updated by Wendy Mersman regularly

V. Boat Launch

- a. **Number of Key Holders** – BBLIA has 16 keys currently available. We have received a request from another resident to become a key holder.
 - i. Motion made by Jackie Dangi to expand # of keys to a number not to exceed 20 keys. 2nd by Renee Lobert. **APPROVED**
 - ii. Motion made to grant Kerri Herweyer's application to be key holder by Mike Wilson. 2nd by Renee Lobert. **APPROVED**
- b. **Concrete Slab** – No work done thus far this year. The slab appears to be in better condition than same time last year. This may be result of more oversight at the gate with Key Holders present when boats are launched and new 'no power loading' signs. Will table further discussion until the September meeting.

VI. July 4th Debriefing

- a. **Fireworks Show** - some challenges with actual fireworks show
 - i. Show started late. Pyrotechnic needs to have setup earlier so that fireworks can begin as soon as flares are burned out (they are lit at 10pm)
 - ii. Pontoon boats were not anchored for show and drifted, which can happen if the anchoring occurs before darkness sets in; pyrotechnic needs to ensure that pontoons are well anchored
 - iii. Display did not have a grand finale; significant lag between fireworks
 - iv. General - whole project felt disorganized; Mike to notify company regarding issues and to inquire about getting credit
- b. **Pontoons and Trailers**
 - i. Boat assembly and dismantling went very smoothly
 - ii. Some Pontoon 4'x8 plywood boards need replacement
 - iii. Pontoon tire needs to be replaced; Kevin will take to Discount tire to get replaced.
 - iv. Need to purchase tarps and bungee to cover wood

- c. **Donation Thank You Notes** – Board will send handwritten thank you notes to any donors who gave >\$100; individual board members will send electronic thank you notes to donors who gave <\$100 but >\$49

VII. Association Lot

- a. **Mowing** - Renee will arrange to have lot mowed the weekend before annual meeting
- b. **Lot Line Clean-up** - Kevin will clean-up remaining Autumn Olive and downed logs along fence line
- c. **Community Event** - Renee will coordinate a BBLIA community event (e.g. pig roast/pot-luck) early October

VIII. Board Membership

- a. 2019 - Terms expiring: Jackie Dangl, Kevin Jacot, Shawn Marks, Steve Cilek (alternative)
 - i. Jackie, Kevin, and Shawn all expressed willingness to continue serving on the board
- b. 2020 - 1 year remaining: Lorraine Nykun, Jeff Case, Mike Wilson
- c. 2021 - 2 years remaining: Ingrid Jensen, Renee Lobert, Wendy Mersman

IX. Annual Meeting

- a. **Date** - Scheduled for August 20, 2019 at 6:30 P.M.
- b. **Volunteers** - Board members will handle cleanup of pavilion, set up, and tear down
- c. **Agenda** - Main agenda items include President's Report, Lake Quality Report, Oil Spill Update, Weir Dam Update, Elections
- d. **Ballots** – process will be that each member will vote for up to 3 candidates. Three candidates with most votes will be voting members. Next two will be alternates. Mike Wilson and Lorraine Nykun will tally votes.

X. New Business

- a. **Unsafe Jet Ski Usage.** Lake residents have observed jet skis being driven recklessly and/or by drivers who appear to be underage (e.g. donuts with passengers sitting backwards and jumping off while moving.) Board has no authority to intervene. Marine sheriff has previously recommended that anyone observing this behavior call the sheriff to handle.

XI. Adjournment

- a. Meeting adjourned 10:30 P.M.

9/25/18: 8570 JeNeBe (Mike Wilson) ✓
11/6/18: 8768 Brower Lake Rd (Jackie Dangl) ✓
3/12/19: 8869 JeNeBe (Renee Lobert/Ingrid Jensen) ✓
4/9/19: 8493 JeNeBe (Wendy Mersman) ✓
5/7/19: 8860 Brower Lake Rd (Shawn Marks) ✓
6/4/19: 8689 Je-Ne-Be (Lorraine Nykun) ✓
8/6/19: 8869 Je-Ne-Be (Ingrid Jensen/Renee Lobert)
8/20/19: BBLIA Association Lot (ANNUAL MEETING)

Big Brower Lake Improvement Association Board Meeting

AGENDA

Tuesday, August 6, 2019, 7:00 p.m.

Location: Ingrid and Renee, 8869 JeNeBe Drive

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – June 4, 2019 Meeting
- III. TREASURER – Financial Reports and July 4th Summary
- IV. LAKE ITEMS
 - A. Weir dam work and assessment
 - B. Consumers oil spill
 - C. Wessell boat use
 - D. Nuisance on sand bars
 - E. 2019 directory
- V. BOAT LAUNCH AREA
 - A. Number of key holders
 - B. Concrete slab
- VI. JULY 4TH DEBRIEFING
(flare sales; pontoon setup and dismantle; fireworks display; pontoon trailer condition; donations and thank you notes; parade)
- VII. ASSOCIATION LOT
- VIII. BOARD MEMBERS
(term expiring: Shawn Marks, Jackie Dangle, Kevin Jacot, Steve Cilek (alternative))
(1 year remaining: Lorraine Nykun, Jeff Case, Mike Wilson)
(2 years remaining: Ingrid Jensen, Renee Lobert, Wendy Mersman)
- IX. ANNUAL MEETING – Tuesday, August 20, @ 6:30 p.m.
 - A. Volunteers for setup and breakdown
 - B. Agenda items (see attached proposed Agenda for Annual Meeting)
- X. NEW BUSINESS
- XI. ADJOURNMENT

**NEXT MEETING IS THE ANNUAL MEETING,
TUESDAY, AUGUST 20, 2019, 6:30 P.M. @ ASSOCIATION LOT**

(see attached for meeting dates and key holders)

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