

**Lake Sherwood Board Meeting**  
**Board Meeting, Oak Valley Middle School**

**May 17, 2023**

**In attendance:** Andy Sarkisian, Tom Hochthanner, Kelly Lundin, Kathy Sawicki, Jody Payne, Gary Koch, Rick Kirchner, Jim Oakley, Todd Wood, Steve Biebel, Karen Adams, Tracy Golles, Thea Vagiates, Sharon Sarkisian, Zach Zurowsky, Paul MacDonald, Linda Tucker and Diane DeVincent

Steve B. opened the meeting at 6:34 P.M.

**President Report:** Steve started the meeting with a motion to accept the minutes from the last meeting with an amendment to the 5<sup>th</sup> bullet point regarding the testing cost. The new amount is \$12,300.00. The motion was made by Rick K. and seconded by Kathy S. Motion approved. He also asked members to be respectful of others' opinions when having discussions online. Please be non-aggressive.

**Vice President:** Jody P. mentioned that the survey report was out and that we need to discuss how to respond to those issues on the survey.

**Recording Secretary:** Diane D. had nothing to report.

**Corresponding Secretary:** Thea V. reported on the View and the missing schedules for the General Membership Meetings. That issue will be taken care of in the future.

**Treasurer:** Paul M. stated that it was early in the season and not much going on at this point. There are currently 20 members who have not paid their dues of which 4 are over two years in arrears. There are 7 people who paid their dues online and owe the ACH fee of \$3.00. The winter ice storm cleanup for the A-Lots was \$1,600.00. A \$500.00 fee to the State for filing the dredging permit has been paid. A credit card was applied for to use for Association business. The card had to be in an individual's name, so Paul used his name. It was discussed should another name should be added to the account. Sharon S. will be added. She is now in the position as Assistant Treasurer. Lastly, when you turn in an invoice make sure Paul knows that it is approved for payment.

**Operating/Ad Hoc Committees**

**Skier's Island/Sunset Island:** Tom H. reported that there are 8 members on the Committee and they have formulated a 5-year plan regarding island maintenance. Castaway Island's seawall is failing, the current plan is to plant native plants to hold the ground in place to make it maintenance free. Replacing the seawall is cost prohibitive. The docks on the islands are getting more expensive to install and remove every year. The cost has gone from \$400.00 to \$1600.00. They may do an experiment with one dock being left in the water over the winter to see how it survives. There are currently 16 docks in service. It was asked by Jody P. if new bumpers will be purchased for the docks.

**Next Step:** The budget will be discussed by the group and a decision will then be made.

**Wildwood Canal:** Gary K. Announced that the committee has a total of \$77,000.00 (\$47,000 from LSA and \$30,000 from a previous lawsuit). The EGLE application is ready to go and the cost is \$500.00. Previously Oakland County Road Commission spent 4 years trying to get a permit, so the process will be a slow one. In the meantime, a pod system is being considered to install in the canal. No permit is required for this system and other lakes in the area have experienced success using the system. The

plan is to use the money allocated to get a start on the muck. The price for the pods is \$7,700.00 for 2 pods, with an annual recharge fee of \$700.00.

**Next Step:** Order and install pods and Eutrosorb bags.

**By-Laws:** Kathy S. reported that some of the changes are simple ones, such as electronic notice of meetings, boat ramp usage, home base businesses, and rental ordinances. The county may be formulating a rental ordinance. The changes are published in the View and need they need to be published two times in order to have a vote by the membership. The vote is scheduled to happen at the Fall GMM.

**Dues Survey Results:** Andy S. reported that we received a record number of respondents this year (304). The survey gave the Board good insight into what the homeowners are thinking. Most of the respondents were positive in regards to the new boat ramp gate system. As for the Dog Park, less than 50% of the membership has a dog. Out of 144 responses, 60% would not use the park, 28 people might use it and 84% were opposed to the dog park. As for island shade 60% said yes, 25 said maybe, and 15 said no. The island committee will look into options. The website had good reviews with easy to find information. The geese continue to be a problem. Lake quality was the number 1 issue on people's minds. Lake safety, recreation, road safety, etc. were also issues. The survey results will be published in the View.

### **Standing Committee Reports**

**Water /Boat Safety:** No report

**Water Quality:** Steve reported in TJ Gurski's absence, that Auqaweed has a contract with us through 2024.

**Boat Ramp:** Todd W. reported that for the most part the system is working well with a 99% success rate. There have been 4 cases where the card would not open the gate. He emphasized that people need to close the gate when they are done with the ramp. A new neighbor classification has been added for the 1<sup>st</sup> year someone purchases a home and is not sure if they want to own a boat. They are allowed to have someone else's boat docked at their home to see if it is something they want to own.

**Next Step:** They will add a blurb in the View to explain the rules.

**Beautification/Lawn Care:** Karen A. reported that the sign areas have been weeded, lawns cut, and weed treatment has been applied. There was much cleanup needed from the winter storms, the branches were cut up and removed. This caused a delay in the mowing but the lawn mowing is caught up now.

**A-Lot:** Linda G. not present, Paul reported that there are no pontoon slips available, 8 small slips are open and that the committee is looking into trying to create another pontoon slip.

**Next Step:** Solicit volunteers to help clean up the A-Lots.

**Dam Management:** Tom H. notified the Board that it is in good shape and that some welding will be done in the fall.

**Website:** Rick K. informed us that there are currently 297 registered users on the site.

**Social:** Jody P. said that the usual activities are scheduled for this spring and summer. Sunday is the Perennial Exchange. The GMM sandwich boards will go out tomorrow announcing the Saturday meeting at Oak Valley Middle School.

### **New/Old Business**

**Dog Park:** Steve B. announced that it is not in our best interest to pursue a dog park. There was strong opposition to the proposal. Rick K. made a motion to remove the Dog Park proposal. A vote was taken with all were in favor with one opposed.

**Road Repairs:** Gary K. contacted Oakland County Road Commission and they will fill holes but no crack repairs would be done.

Next Step: Develop a survey to gauge homeowners' interest in a maintenance fund be set up to fill the cracks in the roads.

**Welcome Packet:** Jody P. showed the Board a sample of the welcome packet given to new homeowners. Gloria will deliver the bags. She asked for ideas of other items to add to the bag. Some ideas included a Boat Ramp user agreement, A-Lot user agreement, checklist of what to do, and the phone book that Sue McFarland prints each year.

**Next Step:** Gather materials listed above to add to bags.

**Boat Shrink-wrap:** Gary K. will continue to collect the shrink-wrap through the end of the month. He has collected 53 covers so far. He asked if we want to continue this service next year, no decision was made.

### **New Business**

Steve B. questioned if the Good Guys is relative in today's society. Many said they use the list but it needs to be updated and obsolete businesses need to be removed.

Linda T. brought some copies of the Riparian Booklet she compiled years ago. The book is filled with historical information for the Association and Lake Sherwood development.

Lake safety- in regards to a tree that is down and hanging over the lake by Ledgewood Court West, does it need to be trimmed?

Paul M. motioned to close the meeting and Karen A. seconded. Meeting adjourned at 8:54 P.M.

Minutes respectfully submitted by Diane DeVincent, Recording Secretary

### **Pre-Submitted Committee Reports**

#### **Beautification**

☐ Arbor Green, our landscaper, cleaned up all the tree debris on the A lots. He filled 3 trailers with all the

branches. We did have some reports of people dragging their branches to the piles of branches on the A

lots. Weed treatment was applied earlier. Arbor Green has also started cutting the grass on our common properties. Mulch and weeding are done on the flower beds. Everything looks great despite the awful weather.

### **Boat Ramp**

☑ The boat ramp has had over 300 launches already this year, in addition to a large number of people testing their access cards.

After a strong start, we've degraded and have had a significant number of residents leaving the gate open

over the last few weeks after launching their boat. Please remind everyone you can that although the gate

will shut automatically after two minutes of all safeties being clear, we want people to press the Close Gate button. This removes all potential issues on tailgating. Our committee is exploring more options for additional signage, or possibly a second close gate button to further increase compliance but the consensus is that more education is needed. Given all that, we're fortunate to have had only a handful of

unregistered boat launches so far. Those are all being handled individually.

Currently, we have 2 forms located on our LSA Website for non-member boats:

- 1) Guest Boat – allows a resident to invite a friend/family member to launch a boat for up to 2 consecutive nights
- 2) Surrogate Boat – allows a resident to launch a same type replacement boat for a resident's boat that is not currently available (ie: boat is out for repairs)

This spring we have had 2 occasions (thus far) where a New Neighbor to LSA has requested to utilize a boat from a friend or family member until they are able to purchase a boat of their own. However, this request does not fit within the definition of either of our 2 non-resident Boat forms mentioned above.

The Boat Ramp Committee has met on this request and working to accommodate new residents to Lake Sherwood that do not currently own a boat have created the New Neighbor form – criteria for this form is

listed below:

New Neighbor Boat – the New Neighbor Boat Pass is used for a temporary boat for a new LSA homeowner

whom currently does not own a boat. The intent of this permit is that in the event an LSA member moves

in and does not own a boat that an alternate boat can be used during the first boating season only. Once the New Neighbor makes a boat purchase, the alternate boat is to be removed prior to the new boat being launched. The intent is to let the New Neighbor enjoy their 1st boating season (1st season only) until they purchase a boat of their own. If a New Neighbor closes on their house after Sept. 1, the 1st

Season will begin the following year. It should be noted that this form will not be located on the LSA website and will be used on a case-by-case basis for our new neighbors.

As for a functionality update so far this year, the equipment seems to have survived the winter quite well,

although adjustments were needed this Spring. It appears that the hard freeze may have moved some of the equipment and its supports slightly. Realignment was necessary. Also, it seems that a few wires were

loosened by the freeze/thaw cycle. We're working hard to find all those instances. This will likely become

an annual maintenance issue each Spring.

We had issues early this year with the gate not shutting as expected. The light curtain was replaced during

the second week of April and no issues have been reported since. We're strongly considering buying a spare light curtain (~\$500) just to be prepared for the future as it seems to be our weakest link.

We also have had three instances of the gate not opening for valid card scans. During the last issue, during the first week of May, a potential loose wire was tightened. We're not sure the issue is solved, but

nothing has gone wrong since. We'll keep watching for new instances.

## **Social**

☞ Perennial Exchange on Sunday, May 21 st from 3-4:30pm in Kendall Park.

☞ Annual Neighborhood Garage Sale held on June 1st , 2nd and 3rd from 9am to 5pm. Will need sandwich board signs out on Tues. May 30 th .

☞ 6 th Annual Boat Poker Run on Saturday, June 24 th starting at 2pm on Higgins Island.

☞ 4 th of July Weekend Celebration

o Night of Lights Boat Parade on Fri. June 30 th 9:30pm starting in Winewood Bay

o Fireworks on the Lake on Sat. July 1 st starting around 10pm from Higgins Island

o Music on the Lake on Sun., July 2 nd from 3:30 – 6pm on Main Lake with Bruno McSorely

☒ 3 rd Annual Anchors Down, Bottoms Up, will be on Saturday, August 5 th in the Ravinewood/Windwood Bay

with Mr. Moody playing from 1-4pm on Katzman’s point.

☒ 20 th Annual Fishing Tournament, will be on Sunday, August 6 th from 7am – 11am with results and prizes

given away following on Higgin’s Island.

☒ 4 th Annual Boat Bash will be on Saturday, September 16 th from 3-5pm on south end of the lake near U-turn

island with DJ music boats ready to drop anchor.

### **A-Lot Docs**

☒ Current Open slips are 8. 4 are small (jet ski/kayak), 4 are regular. No pontoon slips are currently available. We continue efforts to move a dock at the Leafwood A-lot to reclaim a-lot property and increase slip size.

Wildwood Canal Project

☒ Budget for 2023: \$77,000 Total

LSA Budget: \$47,000

Wildwood Canal Settlement: \$30,000

Spent: \$10,300 Sediment Sampling & Lab Analysis (to be split between LSA & Wildwood)

Signatures have been obtained from the original Residents to approve/authorize spending of the \$30K remaining balance from the lawsuit with developer 20 years ago.

Short Term - Dredging

The Application has been completed via Jackie Brown, Gary Bancor and Adam Piper (more than 10 hours of input) and will be sent to EGLE for approvals.

Costs - \$500.

This will likely result in a request for additional soil (sediment) samples or tasks due to the low levels of arsenic found during sampling last fall.

Long Term - Pods

Option #1: Rigerio Pods use bacteria to eat the algae & muck – approx. 6” muck reduction per year/season

Cost for each Pod – approx. \$7,700

Electrical Cost - \$60 per season per pod

Maintenance kit after year one is \$650.00 (comes with 1 nest layer and 3 cartridges)

Next Steps:

Plan to purchase 2 Pods – since the current approved Budget (\$77,000) is for Dredging, we will need to approach the General Membership and request to use dredging funds for the purchase of Pods as it is highly likely that the Dredging Application will not be approved during 2023.

### **Website Forms – Guest & Surrogate Boats**

☒ When Guest Boats are invited, residents go to our Website to obtain a Guest Boat form (application)

Some residents download, complete, scan and submit their form

Some residents have reported that they could not download the Pdf form

Some residents download & print the form, then submitted a photo of the form due to lack of a scanner

The form has space at the bottom for LSA Boat Ramp Committee approval – the only way to approve a form currently is to print the submitted request, sign and scan. Unfortunately, forms that are submitted via photo cannot be properly approved

Boat Ramp Committee is requesting that we revert back to the original plan to create a form online that the residents can populate that then gets routed to those whom are responsible for approving

Note: This may require outside help as our attempt to create an online form previously did not work.

Question: Would the Area Reps be interested in receiving a copy of Surrogate, Guest and New Neighbor Boats that have been requested/approved by residents within their Area of responsibility?

### **Boat Shrinkwrap Recycling**

☒ Currently, Shrinkwrap is not accepted by GFL our Recycling company and ends up in the Landfill

Dr. Shrink is an organization that accepts shrinkwrap in pre-paid bags

Bags cost \$8 and accommodate 2 boats of shrinkwrap - \$4.00 per boat

Gary volunteered garage for Lake Sherwood drop-off location – Sat/Sun during April/May 11:00 – 12:00

Nick volunteered to distribute bags to folks willing to partner and package 2 shrinkwraps in a bag

To jumpstart this program and increase participation, LSA agreed to fund/subsidize the cost of the bags. Initial cost was \$200 - 25 bags (50 boats).

Current shrinkwrap drop-off count is 53 as of May 14 with a few boats still on hoists with the shrinkwrap yet to be removed.

Participating residents have been extremely complimentary and in favor of this program – it will likely grow in popularity

White Lake Township has recently taken over selling of the bags & bag drop-off and is coordinating thru

their Treasurer's Office. Bag price is now \$7 per 2 boats. We recently purchased 10 additional bags at \$70 and unused bags can be repurposed for the following calendar year.

Would like to see this item added to our 2024 Annual Survey to determine if residents support this as an ongoing budget item.

### **Road Crack Repairs**

☑ Currently working with the HOA of the Woodland Ridge sub located at the East end of Ravinewood. Their

streets were installed 20 years ago and they have a street maintenance program to fill the cracks with rubber sealant. All streets regardless of age will be subjected to cracks due to our winter freeze/thaw cycles.

Currently, they collect funds as a portion of their dues to cover current and future street repairs. Their 20

year old streets are in better shape than our 13 year old streets, therefore a request is made to add a line

item in the budget for Street Maint. – Crack Filling. If needed, we could enter this as a Annual Survey item

to determine if residents support funding street maint. as needed to extend the life of our roads and to delay future road replacement.

A quote from their contractor repair source will be forthcoming that can be used to create a budgetary no.

Note: the residents on Driftwood are learning that their street replacement costs are likely to be 3 times as compared to what LSA paid 13 years ago – we need to extend the life of our streets.