

Paradise Lake Improvement Board Minutes – 6/8/11

1. Meeting called to order at 7:00 pm. – All present
2. Motion to approve minutes from previous meeting by Cathy, seconded by Arden. Motion carried.
3. Public Comment
 - a. Marilyn Smith – The PLIB and all community residents are invited to a PLA sponsored Green Belt open house between 4-7:00 pm on June 14th at Dick and Judy Gurnsey’s house on Carleton Cove. The board and community residents are also invited to a “Clean Boats, Clean Water” training session sponsored by the PLA between 1-4:00 pm on June 17th.
 - b. Comment in regards to an old drain that runs under the highway and empties under the West Ditch.
 - c. Comment from an audience member stating that he had hoped we would have made more progress by now.
 - d. Rick Schweller – Question to Tony from Progressive AE: What was your objective when you went to Indian Lake? Answer (Tony) – We made a grid map of milfoil in the area that is being aerated and will return to check the progress at a later date.
4. Correspondence – None
5. Appearances - Update by Tony Groves
 - a. The administrative work and maps have been completed. In July, the hands on study of the lake will be completed as well. The Board had some information in regards to a boat washing station at the public access at the last meeting. Tony let it be known that he thought that was a good idea and should be part of our plan in order to compliment the lake treatment if the grant can be obtained. He also advised that a watershed plan be initiated as well.
 - b. Question – (Chairman) – Can you give us a timeline in moving forward? Answer (Tony) – Hopefully at the July meeting we will have a rough draft and recommendations. We may also need an additional meeting in July so we can get closer to the project scope that will allow for a cost estimate.
 - c. Question – (Elaine) – I would like to discuss the prospect of asking the Township board to create an ordinance for mandatory Green Belts for properties that are responsible for allowing nutrients to seep into the lake due to faulty septic systems. I don’t think it is fair for lake front owners as a whole to pay for a solution to a problem when the partial cause for that problem may not be addressed. It will be an uphill battle. Answer (Tony) – That would be difficult to mandate. Normally that is handled through

education as most people are interested in keeping the lake clean.

Response (Elaine) – That would be great if we could get 100% participation but I’m not sure that would be the case. There are other lakes that have created this ordinance aren’t there? Answer (Tony) – I’ll look into it but again, I’m not sure how you would enforce it.

- d. Update on suggested SAD criteria – Tony handed out a map that plotted properties within 500 feet of the lake which could potentially be the SAD boundary. Progressive AE will mail a map to all community residents involved in the SAD when the time comes. Tony commented that studies show there is a 23% increase in value on property within 500 feet. He also handed out an article he co-authored on this subject to the Board. Tony also stated that beyond that boundary, the benefit % was very small. Finally, Tony handed out an updated SAD criteria worksheet that includes an “at large” assessment to the Township. Elaine added that she would post all items on the website for community residents.
- e. Comment by Ann Klebba to Jim – The county website no longer has all the map options it used to. Chairman Jim replied that he would look into it.
- f. Question (Paul) – Is a SAD and an “assessment at large” the same thing? Answer (Tony) – No, the assessment at large comes from the Township General Fund.
- g. Question (Cathy) – Will you need an answer from the Township in regards to whether they will participate? Answer (Tony) – Yes
- h. Question/Comment (Elaine) – What I don’t understand is how it is that lake front owners are traditionally responsible for shouldering the entire cost of a lake treatment. I dropped my boat in the lake the other day and was in line with several others who I’ve never seen before and I don’t think they even live on this lake. If we go by that logic, then why wouldn’t residents who live on Schmalzried Road be the only residents who have to pay for work on Schmalzried Road for example? Why do I have to pay for a road I’ve never driven on? Answer (Arden) – That’s different, Schmalzried is public. Response (Elaine) – So is the lake. Response (Tony) – That is just the way it’s been historically.
- i. Question by Marilyn Smith – What happens to the people who cannot pay the Special Assessment? (Answer) – The county will pay it and a lean will be placed on the property.

6. Old Business

- a. Elaine has switched hosts for the LIB website due to linking difficulties that our prior host was not addressing. She hopes the new site will be up and running within the next couple of days.

7. Financial Report – Website bill paid out

8. Public Comment

- a. Rick Schweller - What is the total number of parcels included in the SAD?
Answer (Chairman) – There are 278 waterfront parcels and a total of 340 parcels would potentially be included in the SAD if we include all properties within 500 feet.
- b. Marilyn Smith – Last month there was a discussion on rental homes and more than one house on a lot. Will each house be assessed? Answer (Tony) They would be assessed two units even if there were more than two homes or rentals on the property.
- c. Marilyn Smith – Do you know how many commercial properties are in the SAD? Answer (Tony) – I don't have that answer and will look into it.
- d. Dave Klebba – Did we survey the Hebron Twp. portion of the lake?
Answer (Tony) – Yes
- e. Bob Smith – I don't believe it is fair to charge per house on a property. What if someone has a second house that isn't used? Can we make an exception? Answer (Tony) It would be too difficult to try to determine what each house is used for. The tax roll does not include that information. Everyone has the right to appeal.
- f. Marilyn Smith – You are doing a great job, keep up the good work.

9. Meeting adjourned at 8:07