

Paradise Lake Improvement Board Minutes – 12-13-11

1. Meeting called to order – all present minus Paul
2. Meeting minutes approved for previous meeting – Arden motioned, Elaine seconded, motion passed.
3. Public Comment
 - a. The PLA has offered to donate the housings or “sheds” (materials and labor) that will encase the compressors for the aeration treatment.
 - b. Rosemary Consani and John Beeson have offered to pick up the compressors for the aeration treatment and deliver them to Carp Lake.
4. Chairman’s Report – none
5. Appearances – Jennifer Jones and John Tucci
 - a. Jennifer offered the Board a document highlighting the steps and timeline involved in the project up to levying of special assessments.
 - b. Jennifer also offered the Board a new Special Assessment District map option, which covers all properties within 1000 feet of the lake. There are 305 waterfront parcels and 263 parcels within 1000 feet of water’s edge. Cost with the current unapproved plan to property owners who reside in this special district would be: 173.50 for back lot owners and 405.46 for front lot owners.
 - c. Finally, Jennifer offered the feasibility report.
 - d. Questions/Comments
 - i. Elaine – Does this cost include anything other than aeration in the West Bay? Answer (Jennifer) – no, the figure does not include weevils or the township contribution. There was weevil damage evident when the sediment assessment was taken in the west bay in the fall so we’ll need to assess weevil numbers at some point in the near future to determine if we need to add anymore.
 - ii. Jennifer – We need to think about whether we want to assign 1 unit for adjacent properties or 2 units per commercial plot.
 - iii. Jennifer – In Cheboygan County, they have a law, which establishes that the County has an obligation to preserve all recreation areas. We might want to approach them in regards to the portion of the lake that falls in that County. Perhaps they could help fund treatment.
 - iv. Elaine – What about the potential for assessing all residents within the township? I don’t think paying an extra 20 – 25.00 per year would be a problem for most and it would help alleviate some of the burden that people who currently fall into the district will have

to pay. To me, 405.46 a year is asking a lot. Answer (Jennifer) – Paul said not to do a township wide assessment. Comment (Elaine) – We haven't voted on this yet and I'd like to see it as an option. Comment (Jennifer) – Bear Lake did come up with an assessment role that included all residents in the Township.

- v. Arden – I think we need to charge by the foot. That makes the most sense. If one person owns 200 feet and their neighbor owns 50 feet, I think there will be some hard feelings if both are paying the same. Comment (Jennifer) – The person who owns 200 feet might not get half the use out of the lake that the person who owns 50 feet gets so it all evens out in the end. Comment (Elaine) – The assessment we are talking about only covers treatment in the West Bay. If you are going to charge someone on the East side of the lake more money because they perhaps own more land than someone in the West Bay, there will be trouble since clearly, the people in the West Bay are benefiting much more than anyone else. Why don't we keep the measure of units that Tony Groves offered?
- vi. Elaine – Do we have a cost for actually buying the aeration equipment or is the cost you have provided just to lease? Answer (John Tucci) – The cost we have provided is just to lease. Comment (Cathy) – We would not want to buy at this point anyway until we are satisfied with the end result.
- vii. Elaine – If we want to buy after 1 or 2 years rather than continue paying you to lease it, we can't do that; correct? Answer (John Tucci) – That's correct. Right now, you can buy it after 10 years and we could include a 5 year option but the cost would be almost as much as buying brand new equipment.
- viii. Elaine – John, will there ever be a scenario in which you come to us and tell us that we need to pay more for something or is every last thing included in the lease? Answer (John Tucci) – Everything is included except insurance for the compressors for damage or Acts of God.
- ix. Arden – Does the county lease equipment? Answer (Jim) – I'll check.
- x. Jennifer – The smart thing to do is to look at long-term solutions. Chemicals are short term and sometimes last only 6-8 weeks or a season, which does not validate the cost. On Houghton Lake, chemicals are not working as well as they had. They cannot sustain the kill due to building a resistance to the chemical. Sonar/Floridone failures are showing on Lake Mitchell as well and we have again needed to up the dosage of 2,4-D there. They have had to use herbicides for over 20 years and it is a constant so I plan on recommending we stop herbicide application and implement the aeration system to them next year if this pattern continues. Jennifer stated that she feels it is very important that the

community is made aware of the problems with chemical application. John Tucci reiterated that chemicals should not be used.

- xi. John Tucci - presented the Board with copies of the DEQ permit. We should have the permit by April. [Note: this permit will not be posted online. If you would like to view it, please email us with your request]
 - xii. Jennifer – You should schedule a workshop between board members in order to discuss and vote on the final details.
Comment (Board Members) – The new meeting will be set for Thursday, January 5th at 6:00.
6. Cathy – Motioned to accept the feasibility report, Arden seconded – Roll call vote unanimous.
7. Cathy – Motioned that we take up and accept the offers from the PLA who will donate housings for the compressors and Rosemary and John’s offer to ship the compressors. Arden seconded, motion carried.
8. Public Comment
- a. Audience member thanked Elaine for her diligence in cost checking and her care for the financial welfare of those who will be affected by the SAD.
 - b. Rosemary Consani – Question to Jennifer – Based on my research, introducing weevils in the west bay would jeopardize the results of the demonstration project, is that true? Answer (Jennifer) – No, it would not. Additionally, we are talking about placing weevils in other parts of the lake, not the west bay.
9. Meeting adjourned.