

THE PRESIDENT'S REPORT

SUMMER LAKE FUN IS HERE!



BY SCOTT OSWALD

Hello Friends and Neighbors! We appreciate your grace and patience since the time of our last publication while we worked through the transition of numerous Board and support positions. First,

thank you to Pam for picking up where she left off and bringing this wonderful newsletter together again. You may notice new Board and Management members—welcome to Tricia as Treasurer, Matt as Vice President, and Ann as our Administrative Assistant who will be handling dues, boat tags, keys and status letters among other duties. We are also excited to welcome a few new families to our neighborhood too!

A great way to meet your neighbors—Volunteer!

Know that there are many ways to volunteer and be involved to help keep our lake as the treasure it is. Neighbors always look forward to getting together down at the lake to help with workbees or enjoying fun concerts. I encourage you to check out **www.dunhamlake.com** to stay current with the calender of activities as they get posted, and to make sure you've signed up for one of the E-mail groups to always know the latest news.

Spring Workbee went well—the parks and beaches are prepped and now ready for summer!

As of this publication, we are still seeking someone to fill the Parkland Patrol role. If you feel you know a good candidate for this position, please speak with a Board member to pass on the contact.

I'd like to extend our Congrats to the 2025 graduates! So excited for you, as we have watched many of you grow up here in the neighborhood.

Finally, Welcome Summer! Be safe, and we'll see you at the lake!!



THANKS TO ALL WHO HELPED AT THE SPRING WORKBEE!



Important Numbers:

Oakland County 248-858-4911

Livingston County 517-546-9111

For Emergencies Dial 911

DLPOA Park Patrol 248-534-9053

Report Road Problems and Missing Signs to:

> Oakland County Road Commission 248-858-4804

Livingston County Road Commission 517-546-4250

Park Addresses:

1010 Murray Hill, Highland (Main Park)

2850 Parkway Place, Hartland (West Beach)

> 1161 Plover, Highland (East Beach)

SPECIAL WATER REPORT

Constant Constant<

BY HEATHER KERR



Dunham Lake in January 2025, sealed under a thick layer of ice an ideal setup for spring turnover. Photo by Carol Schemanske

Every spring, Dunham Lake undergoes one of the most important yet invisible—natural processes in lake ecology: the spring turnover, or what scientists call "dimictic mixing." For those unfamiliar, this is when a lake's layers of water that has been separated by temperature during the winter, finally mix together. The magic happens when the ice melts and spring temperatures rise, this process distributes oxygen and nutrients from the top of the lake to bottom creating a balanced and healthy aquatic environment.

WHY THIS YEAR WAS SO SPECIAL

This past winter 2024–2025 was colder than average, especially compared to the unusually mild 2023–2024 season. Local temperatures frequently dipped below freezing, and Dunham Lake maintained a solid ice cover for several weeks. This extended ice layer not only insulated the water below but set the stage for a more complete and efficient spring turn over.

With the arrival of warmer spring days, the melting ice allowed the lake's surface waters to warm and mix with colder bottom layers. For our Dunham Lake, with a maximum depth of 125 ft., this process is essential. Without a proper turn over, the deeper parts of the lake can become oxygen-depleted, when this happens it can affect fish and plant life and increasing the chance of late-summer algae blooms.

PRISTINE TEAL WATER

If you head down to the lake and notice the exceptionally clear teal waters this spring, you're not imagining things. When our lake turns over

effectively, multiple things happen.

- Sediment remains undisturbed due to a steady mix
- Oxygen reaches deeper water levels
- Algae growth is temporarily suppressed due to cold water and low light
- Aquatic life thrives from the balanced conditions

These amazing spring benefits can make the water look remarkably pristine something long-time residents often comment on after a cold winter.

LOOKING TO SUMMER

While a clean turn over helps kick start the season strong, summer conditions and watershed health will ultimately determine long-term clarity. Runoff from rain, fertilizer use, and shoreline disturbances can still introduce nutrients that trigger algae blooms later in the season. That's why as residents of this gem of a lake, it's important to use phosphorus-free fertilizers. There are many phosphorusfree fertilizer options available, but you may have to ask for them specifically with your lawn care service provider or store.

PHOSPHORUS-FREE = CLEARER WATER

In case you're new to fertilizers phosphorus is an ingredient found in many fertilizers, it is a major contributor to algae bloom and declining water clarity in Lakes like Dunham. If you don't live near a lake this isn't something most homeowners are concerned about. But as a resident of a fresh water kettle lake, with depth up to 125 ft. it needs to be a concern of yours. As a homeowner just off the greenbelt, and a resident of only 5 years I thought if I didn't live directly on the greenbelt, I didn't have to worry about this. It was news to me to find out as a community resident we all contribute to runoff that ends up in the lake, so all of us should be aware. They say it takes a village to raise a child, and it takes a whole community to beautify our precious lake. Small modifications can make a huge

If you fertilize yourself, you can look for low phosphorus on the containers of popular products. Many name brands like Scotts, Milorganite, Espoma, Jonathan Green and Vigoro offer these options at the same price as ones containing phosphorus. **CONTINUED** •

difference!

THE BOARD REPORT

We are looking for someone to take over the Halloween event to keep this fun activity for the kids of Dunham Lake. It's fun for all ages!

HALLOWEEN EVENT!

If you are interested in being a volunteer for this event contact Ann Skendi at **248-910-6230** or email her at **annskendi@gmail.com** for all the Halloween props she has, which will help the next scary ghoul for this annual event.



We were blessed by mother nature this year, offering us a fresh start to clear waters however protecting our shoreline and limiting runoff remains critical—even in years like this when we were given a head start.

Living on Dunham Lake is a privilege; it really is the hidden gem split between two townships and two cities nestled in a wooded greenbelt that we all call home.

Dunham Lake by the Numbers:

- Max Depth: 125 feet
- Lake Type: Dimictic (turns over twice a year—spring and fall)
- Surface Area: 110 acres
- Freezing Period (2024–2025): 5+ weeks of solid cover

Let's enjoy this beautiful start to the season and do our part to help Dunham Lake stay clean and healthy.

NEW CONTACT FOR PARK RESERVATIONS

The board is pleased to announce that Bonnie Lupa has agreed to step in and fill the role of the DLPOA park reservations coordinator. She is a long-time resident and felt this would be a great way to be able to give back and serve the neighborhood just like Diane did for so many years. We truly appreciate all Diane's efforts and look forward to working with Bonnie in this role.

If you desire to schedule a reservation for a group of 10+ at the main park, please reach out to Bonnie by texting her at **248-462-2356** and she will connect back with you for availability, collecting fees and for handing out the reservation permits.

For those of you who have reached out already this year, I've passed your names and requested dates on to Bonnie, However, please make sure you connect with her directly to be certain she has your contact information, collects the deposit and fees, and provides you with the parking passes and permit, and to make sure you receive the swim rescue float for your party.



SERVICES FOR HIRE

810-986-6395

248-981-4820

248-981-4820

808-855-5007

248-459-6582

248-890-0760

248-977-8476

810-986-6395

808-855-5007

BABYSITTING

Norah Alberta Ella Gardner Abby Gardner Lukas Klausing Sam Ralston Cora Mason Emily Zinter

PET SITTING

Norah Alberta Lukas Klausing

YARD WORK

248-459-658
808-855-500
248-981-482
248-981-4820

CNA AND MEDICATION TECHNICIAN

Heather Morrison

734-478-6995

HELLO!!!!ARE YOU STILL FOR HIRE?

I would love parent's help with current information!

We need to keep this list current with kids that are **still interested** in having their names on the **services for hire** listing. Please let me know if would like your child's contact information removed from the *Dunham Laker*. To be a useful tool, we really need the kids interested in taking on work to be on this list when people call with projects they need help with.

Are You for Hire? I would be glad to add your name to this list in the areas you would like to offer help for.

Please email Pam Moran at: beachmoran@comcast.net



BLUEBIRD OF HAPPINESS

The eastern bluebird, native to North America, finds sanctuary at Dunham Lake. They look like small robins with red breasts but have distinct blue colors on their wings, tail, and heads. Bluebirds are harbingers of good luck. They are a symbol of joy, happiness, peace, optimism, and renewal. In the 1700s, they were plentiful because of the farms that created open space and habitat for nesting cavities. But unfortunately, by the late 1800s, their population crashed with the introduction of invasive species such as the house sparrow and starling which competed for the nesting sites. On top of that, in the 1900s, urban areas expanded along with the use of pesticides which further hurt their numbers. Man almost caused the demise of bluebirds, but at the same time, man saved them by providing nesting boxes and food.

They love being around humans and are easily enticed to nest in bird houses. Bluebirds mate for life and do not migrate but will move south in winter when food is scarce. They feed on soft bodied insects, such as spiders, flies, caterpillars, grasshoppers and will gladly eat meal worms and hulled sunflower seeds if you provide them. We have a thriving flock of Bluebirds at Dunham Lake, thanks to neighbors like Bob and Diane Blakeney and Carol Pettipher. For more information on how to attract them to your yard, visit https://michiganbluebirds.org/.

KEEPING YOU IN THE KNOW!

WELCOME TO OUR **NEW NEIGHBORS...**

Here are new families who have moved into the neighborhood Brittanee Infante Chris & Tanis Shelters **Susan Tons Heather Morrison** Chet & Ingrid Halonen Morgan Grondin Floyd Forma Jr. Marianne Allen Pamela Ziarko **Ryan & Brandy Ahmed Neil & Karen Hailey** Lauren Bouchard **Mike Podrasky** Michael Labella & Allison Elam Sarah Gordon **Naomi Carrier** Jennifer Diponio Jessica & Grant Horsley

We hope our welcoming packet delivered to you when you first moved in was helpful in getting to know your new neighborhood.

If you are new to the neighborhood or you haven't signed-up, be sure to check out our neighborhood website at dunhamlake.com for links to important information including: the association bylaws, park and lake regulations, property covenants, a site map, Dunham Laker newsletters, greenbelt activity, neighborhood history, ongoing park maintenance and board meeting minutes, as well as the association DLPOA board members' contact information. Please be sure and sign-up to our private Google Groups and receive association news and to communicate with your neighbors.



REMEMBER TO KEEP THE GATES LOCKED!

Remember to close and securely lock the gates as you pass through them during the summer months.

This is very important for numerous reasons: for personal watercraft stored on the shore, general liability, and life safety around the lake. Remember we are all responsible for our common property parkland. Keeping those gates closed and locked reduces our risk exposure!!

Did vou find a lost DLPOA Gate Lock Key?

If you should ever find a lost DLPOA gate key, please reach out to a board member or Ann Skendi our DLPOA Admin Assistant, and we can look up the lot owner to whom the key was issued and make sure it's returned to its proper owner. Each gate key is individually numbered and when keys are issued, they are logged in to an owners name. Found DLPOA gate lock keys should be returned to the board and we will track down the lot and owner to which it belongs.



HAVE A SAFE SUMMER WITH THIS WATER SAFETY INFO



WATER SAFETY **HOW TO REDUCE YOUR RISK!**

What Does a Distressed or Drowning Swimmer Look Like?

Unlike what you see in movies or TV shows, distressed or drowning swimmers aren't usually waving their arms around or yelling for help. They can't. Breathing is the priority.

Their actions are much less obvious. Signs of distress are: Head is low in the water, mouth is at water level, head is back with mouth open, eyes are glassy and empty, the hands are often pushing down on the water, and the body is vertical and bobbing slightly.



How Can I Help a **Distressed or Drowning Swimmer?**

REACH, THROW, but DON'T GO!!

It's quite common for a well-intentioned person to become a second drowning victim. Help... but stay safe!

REACH out a branch, a paddle, or the opposite end of a paddle board, for example.

THROW the person anything that floats, which includes the rescue tubes located at all three of our beaches.

DON'T swim out or make direct contact with a distressed swimmer! Instead—

CALL FOR HELP or CALL 911

DLPOA WATERCRAFT REGULATIONS



Dunham Lake property owners not only have the privilege of access to one of the cleanest and most beautiful lakes in Michigan, but they also have the convenience of stowing their sail watercrafts, paddle watercrafts, paddle boards, kayaks, and other non-motor water vessels on the lake shore. However, the following watercraft regulations must be followed to avoid fines and/or removal of vessels from the common ground by the Board.

INTRODUCTION

- Storing watercraft at the lake is a privilege.
- If you store your watercraft at the lake, you are still responsible for maintaining care for the watercraft while it is stored there.
- By Michigan DNR statute, Watercrafts operated on Dunham Lake are to be NON-motorized. No motors, gas or electric, are allowed.

KEY DEFINITIONS

 'Watercraft' — any vessel, craft, or device intended to float on, or travel through, the water. This includes, but is not limited to kayaks, canoes, row watercrafts, paddle watercrafts, paddle boards, flotation devices and rafts.

WATERCRAFT IDENTIFICATION

- All watercrafts stored on DLPOA lake shore must have a DLPOA identification sticker to permit easy identification. (If your sticker cannot be seen when the watercraft is stowed, use a permanent marker to write your sticker number on a visible part of the watercraft or watercraft cover.)
- Watercraft Tags



 Watercraft tags may be obtained at any time by emailing dunhamlake.com@gmail.com or reference the most recent
 Dunham Laker or board member for alternate contact information.

— There is no charge for tags.

- There is no limit to the number of tags per household, however, the number of watercrafts stored at the lake is limited on a household basis as defined in the Docking & Storage sections.
- All watercraft must be tagged with a readable DLPOA issued tag. Old tags which become unreadable must be replaced.
- Tags should be placed on the watercraft in a location that makes them easily visible while being stored and used. Watercraft committee members may move/ reposition any watercraft as necessary to locate the tag, to ensure compliance.

- If a watercraft is sold OR transferred to another party, a new tag is required.
- If watercraft is not tagged, the board reserves the right to remove and impound.

LAUNCHING, DOCKING & REMOVAL

- In/Out dates for watercraft at our lake:
 - Watercraft are allowed "IN", for use and storage, on April 1st.
 - Watercraft must be removed "OUT" by November 1st. This includes ALL storage accessories (chains, locks, racks, etc.)
- Neither the Civic Committee nor the Association, nor its officers or directors, shall have any liability for use of watercraft on lake.
- PLEASE NOTE: 'watercraft out' date is a hard deadline; watercraft left at the greenbelt after this date are subject to impounding immediately and corresponding fee. Neither the Civic Committee nor the Association, nor its officers or directors, shall have any liability whatsoever for any costs, expenses, or damages which the owner of a watercraft may incur arising out of or relating to the impounding of any watercraft pursuant to these rules and regulations.
- Launching your watercraft:
 - If using a vehicle, launching should be done at east beach.

 - Otherwise, please use caution to avoid disruption to the shoreline when launching manually from an alternate location.
 - When relocating watercraft from another lake watercraft must be cleaned thoroughly, away from the lake, to prevent invasive species from entering lake.
 - Watercraft docking on the beaches and swimming rafts is not permitted.
 - All watercrafts shall be COMPLETELY removed from the water when not in use.

DLPOA WATERCRAFT REGULATIONS

WATERCRAFT STORAGE

- Please be aware of the "NO WATERCRAFTS" posted areas. There are 4x4 sign posts indicating where watercrafts may NOT be kept due to ecologically sensitive areas like the Prairie Fen. Watercrafts found in these areas may be relocated by the Board and restrained at the Main Park at your expense.
- Watercraft storage on the greenbelt is for **Residents Only!**
- Watercraft storage at the lake is granted each year on a first-come, first-served basis. No stakes, chains or other markers should be left along the shore.
- The choice of storage location should, as much as possible, preserve the natural view of our beautiful lake.
 Please consider impact to shoreline and appearance by storing watercraft on the side of trail opposite the lake if space allows.
- No watercraft shall be stored in ecologically sensitive areas such as the Prairie Fen, as demarcated by the "No Watercrafts" signs. Presently the Prairie Fen has two signs on 4x4 posts identifying where watercraft may not be stored. If vegetation is impacted along the shore line by watercraft, additional ecological zones may be identified.
- Only 2 watercraft per household may be stored at the lake at any time.
- No part of stored watercraft may be on the walking path, in the lake or hang above the water line.
- No tarps are allowed under watercraft. Similarly, as much as possible, watercraft shall be raised off of the ground with small racks/stands to preserve natural vegetation and protect the shoreline from erosion.
- If a watercraft is leaned against a tree, that tree shall be mature and strong enough to support the watercraft without damage to the tree, and the shortest side of the watercraft shall be upward.
- All watercraft must be stored in a fashion as to not collect water to minimize breeding of mosquitoes. If a watercraft cannot be stored upside down or on its side, a cover should be used. If this cannot be done effectively, watercraft must be tipped regularly to prevent prolonged collection of water. If a watercraft is identified as commonly requiring tipping, the board may deem homeowner to be in violation of watercraft regulation.

ENFORCEMENT AND NON-COMPLIANCE PENALTIES

• For watercraft deemed to be in non-compliance to any of these regulations, a member of the watercraft committee will attempt to contact the owner for immediate resolution, via phone, email or e-group "Announcements".

- If after 5 days, the owner cannot be contacted or identified, a second attempt will be made.
- If the issue is not resolved within 10 days, the watercraft may be impounded and anyone claiming the watercraft will be subject to a \$75 impound/unlock fee and may be required to provide proof of ownership (photo, receipt, etc.) Such fees may be assessed to the Owner's account with the Association. If the fees are not paid, the Association may record a lien against the Owner's Lot for any such unpaid fees.
- Any watercraft not claimed by the following 'watercrafts in' date will be disposed of.
- Any watercraft removed from impound without consent or by persons other than the Civic Committee or Property Owners Association Board shall be assessed an additional \$75 fee + cost of damage to locking mechanism (if applicable).
- Any damage to the greenbelt or common areas caused by watercraft or watercraft owner will be the responsibility of property owner.
- The Civic Committee and Association may enforce these watercraft rules through legal action, and it shall be entitled to seek recovery of its legal fees and costs incurred in any such enforcement action from the offending Owner if the Association prevails (and to lien Lots if such amounts are awarded but unpaid by the Owner).

DNR REGULATIONS

Section R. 281.763.47 — Dunham lake; motorboats prohibited.

Rule 47. On the waters of Dunham lake, sections 18 and 19, T3N, R7E, Highland township, Oakland county, it is unlawful to operate a motorboat. (See R 281.747.16 for the regulation covering the part of Dunham lake which lies in Livingston county.)

Section R. 281.747.16 — Dunham lake; motorboats prohibited.

Rule 16. On the waters of Dunham lake, section 13 and 24, T3N, R6E, Hartland township, Livingston county, it is unlawful to operate a motorboat. (See R 281.763.47 for the regulation covering the part of Dunham lake which lies in Oakland county.) HISTORY: EFF. FEBRUARY 25,1977.

NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT (EXCERPT) Act 451 of 1994.
324.80103 Definitions; M to O. Sec. 80103.
(f) "Motorboat" means a vessel propelled wholly or in part by machinery.
History: Add. 1995, Act 58, Imd. Eff. May 24, 1995
Popular Name: Act 451
Popular Name: Marine Safety Act
Popular Name: NREPA
(© 2020 Legislative Council, State of Michigan

DLPOA PROPERTY, PARK, AND GROUNDS REGULATIONS



The following rules and regulations are designed to assure members and their guests the maximum benefits of the Association facilities. Strict observance of these rules and regulations are necessary for the accomplishment of this purpose. Any member violating any of these, or engaging in conduct that is not in the best interest of the Association members, will subject himself to such action as the Civic Committee and Property Owners Association deem advisable.

PROPERTY, PARK, AND GROUNDS REGULATIONS

- Park property (trees, brush, equipment, etc.) must not be destroyed or removed without the permission of the Property Owners Association and the Civic Committee. Violators will be subject to treble damages.
- The use of water from Dunham Lake for private water systems is prohibited.
- Members shall be personally liable for any damages to Association property resulting from careless, willful, or negligent acts by their families or their guests.
- Glass containers are not allowed on beaches. All refuse in the park areas must be deposited in the trash.
- Containers supplied for that purpose. The dumpster is for park trash only.
- Entrance gates to the Association Parks must be kept locked at all times.
- Minors must have proper adult supervision when using Association property.
- Parents shall be held responsible for minors' action when using Association property and facilities.
- Picnics are not allowed on the swimming beaches.
- There shall be no open fires for any purpose on the DLPOA common grounds, excluding approved charcoal and gas grills, with the exception of the following DLPOA Board sanctioned events where an approved container will be provided for use: Family Camp-out, Pig Roast and the Haunted Trail.
- Overnight camping is not permitted in the park areas or on any subdivision lots.
- All state fish and fire hazard laws are to be observed.
- No private docks or rafts are permitted along DLPOA property.

- No motorized vehicles of any kind are allowed on lake or park areas, (mini-bikes, motorcycles, snowmobiles, or all terrain vehicles).
- The use of firearms, air rifles, or weapons of any description is prohibited at all times in the subdivision and park areas.
- No dogs are allowed on the beach areas due to sanitary and safety reasons. All dogs in the Main Park area must be restrained by a leash.
- Swimming, picnicking, or congregating is not permitted after 10:00 pm.
- No horses are allowed in the park or beach areas due to sanitary and safety reasons.
- No guest will be admitted to the park and lake areas unless the lot owner host is physically present in the subdivision. Guests at the park who are 18 years or younger must be physically accompanied by their DLPOA resident host at all times while in the park.
- Smoking is prohibited on the beaches, parkland and greenbelt areas and all residents are required to properly dispose of cigarette butts in the receptacles found at the entrance of the parking lots.
- If members and or guests violate any of these rules, they will be asked to vacate the DLPOA property.



• Each property owner is limited to 2 parking places in the parking lots. Display your provided parking tags in your vehicle while at the park.

Revised 4/2022

DLPOA RULES FOR MAIN PARK RESERVATIONS

MAIN PARK RESERVATION RULES

- The number of guests shall be limited to 10, except upon approval by Park Reservations of the Association.
- A scheduled party will have access to 3 picnic tables.
- The party is restricted to the sponsor's parking space plus the two additional passes provided with the reservation.
- No tents or tarps are allowed.
- Each gathering is responsible for emptying the garbage cans in the area into the dumpster. Please replace garbage bags into empty cans.
- Each gathering is responsible to thoroughly police the area for trash.
- Each gathering is responsible for the safe disposal of burning charcoal. Please allow yourself enough time to cool the coals. DO NOT LEAVE BURNING COALS IN THE GRILLS. We have had fires in the dumpster, so please follow this rule for safety purposes.
- Party cleanup should begin with enough time to ensure your party is completed and cleanup complete by 8 p.m.
- As the sponsor of the party, you are responsible for the behavior of your guests. If you require assistance, there may be park security on duty or you may call 911 for the police. Please be courteous and responsive to the security people. They are there to help and do their job to enforce rules.
- Please contain the noise of your group: have fun but be aware of your neighbors who border the park area.
- Do not park on the surrounding streets near the park. You may receive a parking ticket.
- Please keep GATES LOCKED AT ALL TIMES.
- It is possible to have more than one party booked on the same day. Please be considerate to all who are visiting.
- If you are going to reserve tables with signs or tablecloths prior to the start of your party it is recommended that someone from the party be present in the park. The DLPOA will not be involved in settling disputes on reserved picnic tables.
- Please do not dominate the volleyball, basketball, and playground areas as well as open spaces of the park.
- Please ensure that the woods are not used in place of the porta-potty.



TO MAKE PARK RESERVATIONS Text Bonnie Lupa at 248-462-2356

The DLPOA Board has set rules that are intended to allow residents the use of the park for gatherings, but not to infringe on the rights of other residents using the parklands. The DLPOA is asking each gathering sponsor to support the spirit of these rules and ensure their enforcement. In April, 2017, the DLPOA Board approved a park reservation rate increase effective June 1, 2017. Rates will be raised to \$20 per reservation and \$20 refundable deposit for parties of 10-30 people. For parties of more than 30 people, the rate will now be \$40 per reservation with a refundable \$40 deposit.

Your deposit will either be refunded or shredded, depending on whether or not the rules have been followed. The fees will go for the cleaning of the porta-potties and general park cleaning.

MAIN PARK DUMPSTER

The dumpster at the main park is for park trash only, it is not intended for household use. Please use the metal can located next to dumpster for ashes from charcoal grilles. Do not empty hot coals into the dumpster.

C DLPOA GATE KEY POLICY

- Only two gate keys will be issued per property owner.
- Replacement keys will be \$75.00 each.
- Property owner must sign for any keys issued to them.
- All dues must be paid prior to keys being issued.
- Property owner agrees to retain possession of issued keys.
- If there is a transfer of property, the seller agrees to turn the keys over to the buyer.



MONDAY, SEPTEMBER 11, 2023 Meeting called to order 7:34 pm

Members present: Ed Cesa, Chuck Cole, Jane Debbrecht, Andrew Geda, Kate Griswold, Scott Oswald, Kristina Oswald, Wes Watt.

Others present: Cinda Everhart, John Schiltz, Herb Cole.

President's Report:

- · Scott getting an agenda to Cinda.
- Kate will send 2022 Minutes to Cinda for mailing.
- Board nominations for 2024: Jane, Kate, John Schiltz, possibly Heather Kerr?
- Discussion of addressing questions from residents regarding Bylaws.

Vice President's Report:

- · Chuck working on encroachment letters.
- Chuck will be unable to attend the annual meeting—he'll be in Brazil.

Secretary's Report:

Jane moves to accept minutes as prepared, Ed seconds, all in favor.

Treasurer's Report:

• Budget for 2024—Jane went through her thought processes in setting each part of the budget. Common Area Management includes budget for the following special projects: Shed, North Path Steps, Culvert at East drive? Wes moves that we accept the 2024 Budget submitted, Ed seconded, all in favor.

Civic Committee:

- Bylaws were mailed out. Drew will put up the electronic version on the website.
- Jane has the wording for the ballots. Cinda is pulling the annual meeting mailing together.
- Discussed Annual Meeting agenda.

Old Business:

- INFRASTRUCTURE
- Bailey Drain Culvert & Manhole lid secure? Ed has supplies to secure—Chuck will show him where it is. Still have a water issue there with that drain that must be addressed. Need to find out what the county plan is for drainage there.
- Locks replaced—a couple new regular and
- night locks. Ed is not happy with the quality. - Boundary posts replaced—thanks to Herb Cole!
- NATURAL RESOURCES
- Wes met with Tim at TPC—went through all the projects with them. Hasn't gotten back to him about getting the work done.
- EGLE came out on the 24th and took samples. Told Ed we'd get a full report in 4 weeks. When he gets it, he will forward to the board.
- ACTIVITIES
- Beach cleanup Crew wrapping up for the season. No more parties this year.
- Concert dates? Wes was unable to get another band for 2023. The band he had in mind had a conflict with the drummer. He's already got them working on dates for 2024.





- Park reservations-Kristina still trying to reach Diane about mentoring.
- Halloween Trail event? No one has reached out about it as of yet.
- Fall Workbee-October 28th.
- COMMUNICATIONS
- Web Posting of Articles & Bylaws-Drew will get those up.
- Laker Layout & Schedule for Fall—Want to get the annual meeting notice out first.
- SECURITY
- Night Locks done for Labor Day.
- Boats—Tags, Boats out Date November 1st. Pedestrian Gates unlocked for winter on that same date.
- Oakland County Neighborhood Roads— Heather picked up petition packets this week—and so the clock is ticking now. Trying to submit by November 1st for some federal assistance.

New Business:

- Ed will get the quote for the North stairs.
- Ed wants to take an informal poll at Annual Meeting about switching to card readers or another form of electronic entry instead of keys for the park gates.

Call to Public:

• Herb Cole—markers for existing boundary poles—looking for the resistant PVC.

Meeting Adjournment: 9:12 pm Next Meeting: November 13, 2023

Annual Meeting: October 17, 2023 Minutes recorded by Kate Griswold.

MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING

MONDAY, NOVEMBER 13, 2023 Meeting called to order 7:33 pm

Members present: Scott Oswald, Chuck Cole, Jane Debbrecht, Kate Griswold, Ed Cesa, Wes Watt, John Schiltz.

Others present: Kristina Oswald, Herb Cole.

President's Report:

- Board Positions / Duties (President, Vice President, Secretary, Treasurer and Committees).
- Scott will continue as President, Chuck as Vice President, Kate as Secretary, Jane will continue as Treasurer until we can formalize a plan for her replacement as she also wishes to retire.
- Long range Board position transitions, looking ahead. Jane wishes to retire within the next year, Scott in the next 2-3 years.
- 2024 Meeting dates and times—2nd Monday for now, as long as no other conflicts.
- Updating the DLPOA Board Email group addresses.

Vice President's Report:

- Chuck would like to get our greenbelt surveys filed with the county so that there is a record of where markers should be. We have a survey from Boss Engineering dated November 30, 2016. It will help with any disputes on property lines, and will cost \$30.00.
- Chuck will put out an announcement about impounded watercraft without tags.

Secretary's Report:

- Annual Meeting Minutes—DRAFT (Kate) made general spelling corrections to the minutes. They will remain a draft until they are approved at next year's annual meeting.
- September Minutes—Jane Debbrecht moves that we accept the September Minutes as amended, Second by Wes Watt, all in favor.



Treasurer's Report:

• Scott asked Jane to review our insurance to be sure we are completely covered. We are insuring the administrative position, and if we can establish a more permanent security person, we plan to insure them as well. Jane is worried that our equipment insurance isn't enough to replace the play structure should a storm damage it. She will look into that this year.

- check this week.

Jane is out of town.

Architectural Committee:

• Lot 110 Murray & Tipsico, (1) lot, (3) parcels, Terry Cremeans Civic Com. email solution. Terry was planning to telephone the lot owners. Jane will follow up.





• Treasurer's Report—Moved to accept as written by Ed Cesa, Seconded by Chuck. All approve.

• Jane is delivering the Fire Department charity

• Jane will get the taxes done before she leaves Jan 9. We need a plan for the checkbook while

Old Business:

- North Gate Stairs—Will be closer together. Worried about building on the county easement. We are replacing stairs where they used to be. Ed did speak to the county, and they are most concerned about plows. Group consensus for Ed to proceed with replacing existing stairs.
- East Beach Culvert—Ed will ask Golden's about that project.
- West Side Organics—Jane will call and get a guote for the west path leaf removal to help the organics level in the lake. Need to resume girdling Norway Maples on the West side.
- Invasives—Chuck is going to check in with Sam on what her progress has been this year, so that we have an idea of where we are in control of invasives.

New Business:

- Kate/Drew/John—discuss Central Filing System, Online storage, document access. Kate getting with John and Drew to make a decision and set up cloud storage. Google is very affordable.
- Admin Assistant—Open Position, Cinda transition. Options-possibly Ann Skendi. Cinda is working on a job description.
- Ed asked Scott to order gravel to Main Park to use for patching trails/parking lots. Herb is concerned that we need finer gravel for some areas. Can't use limestone around the lake. If Chuck can find natural stone (not limestone) finer than 21AA, please let Scott know.

Call to Public:

• Herb Cole—1. Needs permission to cut an invasive species in Blue Heron Park. Permission was granted. 2. Herb got most of the red markers in, needs to purchase some longer lengths for near the water. 3. Herb wants to map out the posts and markers, and made a copy and asked if he could be reimbursed approved. 4. Encroachment letters need to go out, Herb finding more and more encroachments. 5. North Gate—Herb feels the ditch needs to be dug out. Scott wonders if the ghost lot he found has something to do with why the county hasn't ever responded to our requests.

Meeting Adjournment: 9:40 pm

Next Meeting: January 8, 2024 Minutes recorded by Kate Griswold





MONDAY, JANUARY 15, 2024 Meeting called to order 7:35 pm

Members present: Scott Oswald, Chuck Cole, Kate Griswold, Andrew Geda, Ed Cesa, Wes Watt, Heather Kerr, John Schultz.

Others present: None.

President's Report:

- Have some work to replace Cinda ASAP, and foster a replacement for Jane before next year.
- Ancillary policies need to be updated now that the governing documents have been updated. Clean up Civic Committee language throughout the non-governing documents.
- Jane is in FL—Scott has the checkbook, and is keeping an eye on the mailbox in her absence.

Vice President's Report:

- Chuck has been researching some greenbelt borders/surveys to continue to protect our greenbelt property. Any discrepancies—we must make sure that the survey is approved by the survey review board prior to filing/recording with the township/county to protect the greenbelt property. Issues at both the Kasabasic lot, and the Blue Heron Park border.
- Chuck walked the West side trails and only found one tree down across the trail after this week's storm, and will be clearing it tomorrow —Wes offered to help. Scott reported another tree down between Main Park and East Beach -cedar down near the Fen. Not crossing the path, but will need remediation.

Secretary's Report:

• Drew moves to accept the November minutes as amended, seconded by Ed, unanimously carries.

¹² Spring/Summer 2025

Treasurer's Report:

• Jane sent a 2023 Year End Summary—Motion to accept made by Ed, seconded by Kate, unanimously carries.

May switch banks in late spring, as PNC no longer has tellers. CD Matures this spring, making it an ideal time to make a change.

Committees/Old Business:

- ARCHITECTURAL COMMITTEE
- Incorporating into the board functions.
- Need to update Policies on Greenbelt, Watercraft, Sheds, etc.
- Need to file the Amended Articles with State of Michigan.
- October 15, 2024 Annual Meeting Date (3rd Tuesday in October).
- Declaration of Assessment needs to be filed ahead of the dues letters.
- INFRASTRUCTURE
- North gate steps and railing is complete.
- Bailey drain culvert and manhole lid secure after the February thaw.
- Boundary posts Blue Heron Park (see VP report-Chuck's working on).
- Culvert at East Beach Drive—got lost at the
- end of the year—Golden's will replace for \$6.072. Scott was worried about the plastic material—Ed was able to assure him that the materials will hold up to a fire truck, etc. Had approvals from a few board members—but needed more responses. Chuck moves to approve up to \$7,000 to replace culvert,
- grading, sump and stone at the East Beach drive. Kate supports, unanimous support. Raft surface/Duck poop/how to solve— Discussed bed liner spray, discussed the material used for the bridge at the outlet. The carpet on the rafts after 2 years is in rough shape.
 - Ed and Scott thinking of power washing with a generator to pump water.
- Wood chips at playground this springit's been a while since we've replaced. Scott/Kristina getting a quote.
- Ed reports that all the lights in the parks have now been replaced with LED.
- NATURAL RESOURCES
- Rocks at Lagoon point—Just needs to be scheduled. Fred got a quote, just waiting for the ground to be hard enough it wouldn't be torn up. Looking for an end of February delivery.
- Need more stone for some trail remediation. Wes will get some quotes for the spring for 8-10 yards of gravel for some low spots on the trail. Wes will take a sample of what we have so we can get something similar. 32 or 36 AA natural stone-not limestone, not crushed concrete.
- Tree service winter work, storm damage cleanup? Wes has a quote from Precision Tree -\$3,400 for a crew for a day with equipment to do winter cleanup. There is a tree down on a lot on Blue Heron—with prior history of litigation. Researching our liability/responsibility for this.

- Nothing additional from the state regarding water quality. Dr. Jude did suggest digging some test holes, and testing the water that collects in the spring.
- ACTIVITIES
- Beach cleanup crew, raft cleaning.
- Concerts-Wes thinks the price is going up-\$800/\$1,000. Need to check budget.
- Johnny Brandstetter is taking over the community picnic event in 2024.
- Park Reservations-Diane continuing for now.
- Halloween Trail Event.
- COMMUNICATIONS
- Web post of Articles & Bylaws—Drew needs the final copies to upload.
- Web Posting of Fall/Winter Laker—Drew has the Laker to post.
- Spring/Summer Laker Date—We all need to help more with getting the info to Pam for the Laker.
- Electronic Filing System—John ran into a roadblock with 2 Factor Authentication— Got John Drew's phone number to get that set up before February meeting.
- SECURITY
- Patrol-Need to find a new patrol person for 2024. Looking perhaps for a Community College student with summer off. Kristina was hoping to find a school liaison officer that had summers off. Ed points out we might have to find a security company. Friday/Saturday/ Sunday—and then a floating day based on weather. 30 hours—upper \$20/hour rate.
- Niaht Locks.
- Parking Hang Tags for 2024-2025-Need to order to send with the dues notices.
- North Gate—floating the idea of adding a lock at that gate to mirror the other gates, especially now that we've added the steps and railing.
- Ed looking at new higher quality locks for next season as well—not to be installed until the weather warms up.
- WATERCRAFT
- Tags-going out with 2024 Dues Notices.
- Boats out date.
- OAKLAND SIDE ROAD PROJECT
- RCOC Update—Waiting for the letter that shows the percentages—if a reconsideration hearing is held, it will take place in late February/early March.

New Business:

- No new business.
- Call to Public:
 - No public in attendance.
 - Meeting Adjournment: 9:12 pm

Next Meeting: February 12, 2024. Minutes recorded by Kate Griswold.

MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING

MONDAY, FEBRUARY 12, 2024 Meeting called to order 7:34 pm

Members present: Scott Oswald, Kate Griswold, Andrew Geda, Ed Cesa, Wes Watt, Heather Kerr, John Schultz.

Others present: Kristina Oswald

President's Report:

- Gov Docs—Scott would like to tackle the policies and follow up next with the attorneys.
- Positions—has reached out to Ann Skendi. Scott is still working on a spreadsheet of duties.
- Main Park Incident—Ed is getting guotes to repair fence and gate at Main Park. Ed has the gate operational, but it is damaged. Also quotes to fill in ruts and replace the broken post. Lock was found—so we had the core, and were able to replace the lock. Chuck is reaching out to find out if any of the damages would be covered by our insurance. Question came up if U Haul has an liability? Kristina is taking the quote back to the Detectives. She has stepped in to be the liaison with the police over this issue.
- An FYI for us: Highland Twp updating Master Plan. Current plan is 20 years old. Scott attended a meeting, and not expecting any major changes to the DLPOA area of Highland.
- Vice President's Report:
- Ill, not in attendance.

Secretary's Report:

• Heather moves to accept minutes as amended, Ed 2nd. Unanimous carry.

Treasurer's Report:

- Jane in Florida—no report to review/approve.
- Scott taking care of Winter Bills in Jane's absence. To date: DTE, Johns Sanitation, Precision Tree
- Tabled for future discussion: CD Maturing this spring, Change from PNC Bank, Options?

Governing Docs/Administrative updates:

- Policies Updates, Greenbelt, Watercraft, Sheds, etc. to align with dissolution of Civic Committee.
- Get quote from Hirzel to complete the document reviews and advise?
- Major date timeline—Dues, Assessments Filings, Annual Meeting, etc.
- (1) Dues Status Letter for property sale completed.

Committees:

- ARCHITECTURAL COMMITTEE
- John will reach out to Rich Paajanen to clean up the fence and shed policies.

INFRASTRUCTURE

- Bailey drain culvert & manhole lid secure? Ed will call Chuck, but needs a location to take care of this issue.
- Boundary posts Blue Heron Parktabled until Chuck returns.
- Culvert at East Beach drive—will commence soon as the weather has been good. We will post to community as soon as we have a date.



- meetina. • ACTIVITIES-WW / KG / KO
 - trash. Security will check parking.

areas look better.

about the rocks

 Wes getting a gravel quote from Precision, but also trying to reach TPC for a quote. Golden's is also quoting. Golden's is quoting #9 crushed gravel.

— Wood chips at Playground Equipment in spring—Scott and Kristina are getting a guote in May-she usually calls in late spring.

NATURAL RESOURCES

- Tree service winter work, Storm Damage cleanup. Worked from East Beach to West Beach—largely in the cove area. Ed and Wes had also done some trimming, which precision removed as well. They did a lot of work, and all

- Rocks at Lagoon point—TPC?

- Wes will also get Sand quote from TPC for Main Beach when he reaches them

- Water Quality reporting update-observations, State of MI EGLE—No new updates since last

— Beach cleanup crew, raft cleaning hire? Looking into bird repellent solutions as well.

- Park reservations-Kristina looking for a volunteer to check in on parties and beach cleaning. Should have a permit and a lifesaving device and should be cleaning up their own

COMMUNICATIONS—DREW & KATE

- Web Posting of Articles & Bylaws-Just missing November 23—Kate sent to Drew.

— Spring/Summer Laker dates?—Pam hasn't communicated with us yet.

- Electronic Filing Systems = Google-John is willing to train anyone next Tuesday evening.







SECURITY

- Patrol-Hire for summer. Ed wants the requirements to drop off at area police departments. Kristina has contact info for Fordis Group (which is who the school uses). Ed also has worked with at Securitas at GM as well.
- Jennie is coordinating night locks again for Summer 2024.
- Boats—No boats that have been impounded have been claimed. Only one is tagged.
- Oakland Side Road—Heather—The road project is moving forward. They are accepting bids for the next 2 weeks. The committee is currently looking for resources to help those who will struggle with the financial side of this.
- Kristina floated the idea of the road committee creating a separate discussion board for the road project that isn't board moderated: but the consensus was that there isn't likely to be a lot more discussion now that the project is approved.

New Business:

- Scott asked if we were moving ahead with a North Gate lock. After discussion, we are just monitoring to see if a lock is necessary.
- John Shultz believes we should begin exploring a card entry system to the greenbelt. We have a lot of research to do even if installation is a few years away
- Volunteer recognition ideas.
- Call to Public:
- No public comment.

Meeting Adjournment: 9:03 pm

Next Meeting: March 11, 2024 Minutes recorded by Kate Griswold





MONDAY, MARCH 11, 2024 Meeting called to order 7:40 pm

Members present: Scott Oswald, Chuck Cole, Kate Griswold, Andrew Geda, Ed Cesa, Wes Watt, John Schiltz.

Others present: None

President's Report:

- Attorneys have closed out the documents project.
- Scott still wants to have the new policies/rules updates reviewed when completed.
- Ordering new parking passes for 2024.

Vice President's Report:

- Chuck put in a call to the county about the survey boundaries for the posts. Contact was on vacation and supposed to return his call today. Chuck will follow up tomorrow since he didn't hear today.
- Discussion about insurance regarding the gates.

Secretary's Report:

• Ed moves to accept minutes, Drew seconded. Motion carries unanimously.

Treasurer's Report:

- In Jane's absence, Scott has paid a few bills, current balance \$8,529 in checking which should cover us until Jane is back in Michigan.
- Checking on PNC Bank status when Jane returns.
- No official report.

Governing Docs/Administrative Updates:

- Policies Updates, Greenbelt, Watercraft, Sheds, etc. to align with dissolution of Civic Committee.
- Major date timeline—Dues, Assessments filings, Annual Meeting etc.
- Annual Declaration of assessments need to be filed with County Clerk.







Committees:

- ARCHITECTURAL
- No Report
- INFRASTRUCTURE
- Bailey Drain—Ed and Chuck going to look into.
 Chuck working on the Blue Heron park boundaries.
- East Beach Culvert—Ed thinks next week.
 He had a job go haywire, then vacation, which pushed us back—but we are first priority on his return.
- Wood chips—last done in 2021. Kristina reaching out to see how much costs have gone up – plan to have done in April.
- Gravel refresh for path—we have a quote from Golden's. Trying to get one from TPC.
- Wes also trying to get a quote for sand from TPC as well.
 - More discussion about how to keep docks clean.
 - Pond bridge—inspect nails. Rope still looks good.
 - East side boardwalks need some board replacements.

NATURAL RESOURCES

- Rocks on Lagoon point—in process with TPC.
- No new water quality updates.
- Invasive Species—Jane needs to line up Sam again for this spring. We may need some professional help. Drew and Scott are going to work on that.

• ACTIVITIES

- Bulletin Board? Are we updating? Scott will talk with Eric Gustafson about a plan.
- Kristina working on Beach Cleanup.
- Garbage service for West Beach—taking garbage bags to Main Park? Or reinstate garbage collection service?
- Concert Date—6/29 evening. Sound Station.
 On the Google Calendar.
- Wes looking into a second band for a concert in the later summer.
- COMMUNICATIONS
- Articles due in a couple of weeks (3/24).
 Interview candidates? Doing Scott and Kristina if they can't find someone else.
- Electronic Filing Systems—Google Drive is setup. Scott got locked out at work—so file structure not populated yet. Kate is uploading minutes, and letting Drew know when done.
- Google Groups—Kate requested a list of residents for approving requests.
- SECURITY PATROL
- Scott sending requirements to Ed, and he is going to distribute.
- WATERCRAFT
- Boats in April 1. Gate locks reinstated.
- Old Business: • No old business
- No old busin

New Business: • Chuck—wondering about a Highland Fire

- Department truck spraying—Scott believes it was periodic flushing of the dry hydrant at that location. Ed concurs.
- Gate entrance at Main Park—potholes. Scott asking about adding some gravel at that entrance.
- Ed mentioned that East Beach path also needs gravel.
- Scott believes both of those jobs need 21AA. Ed thinks 5 yards would do the job. John reminded us that we might be able to get it when they are redoing the culvert at East Beach.

Call to Public:

 Kristina did some electronic lock research. All that she is finding is biometric, but she hasn't found anything that would stand up to the outdoor nature of our gates. Another resident didn't get the keys when they moved in. Wes stated that the Realtor should get the keys from the seller.

Meeting Adjournment: 8:54 pm

Next Meeting: April 8, 2024—hopefully in person! Minutes recorded by Kate Griswold.

MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



MONDAY, APRIL 8, 2024 Meeting called to order 7:36 pm

Members present: Scott Oswald, Chuck Cole, Kate Griswold, Ed Cesa, Heather Kerr, John Schiltz.

Others present: None

President's Report:
More communication from Ann Skendi/Cinda— Dues notices qo out soon.

Vice President's Report:

 We just have to record the latest plot map. \$30 for each recording. (Discrepancies between the concrete monument vs. plot lines—new plot map from Boss Engineering will clearly define).

Secretary's Report:

• Chuck moved to accept as amended, Heather seconded, all approved.

Treasurer's Report:

- Not an official report—but a summary from Scott.
- Bills paid—DTE
- Bills coming up—DTE, Waste Management every other week cycle starting up this month (Main Park Garbage).
- Jane cashed out the CD and deposited into the account. Considering changing banks, and will reinvest once we have made a decision.
- Current checkbook balance \$12,392.62 (large transfer made to be able to cover Golden's payment).

Governing Docs/Administrative Updates:

- Not much has moved since March.
- Chuck will be involved, as he would like to hit encroachments a bit harder this year.
- Kate will look at some documents that need editing to remove references to Civic Committee. Scott will send. Kate will consult with Cinda.
- Parking Hangtags are here, and will be included in dues notices.

Committees:

- ARCHITECTURAL
- No new requests.



INFRASTRUCTURE

All support.

reimbursement.

the drive.

- Manhole Lid-Chuck and Ed.

- Kristina has a call out for wood chips—
 Penchura (playground company) quote requested/not received.
- Gravel for path—we will flag it out—\$2,975 quote from Golden's—10 yards of stone— Ohio #9, plus equipment and 8 hours of labor. No quote from TPC yet as they didn't know where to source the stone. Heather moves to accept Golden's quote, John seconds.
- Tree down between East and Main—lots of roots still in the ground—hoping it may survive.
- Ordering 5 yards of topsoil for Work Bee.
 5 yards of 21AA Gravel for parking lots/drives.
 Will be deposited by dumpsters in Main Park.
 Ed will order and pay, and submit for
- Gravel for Main Park Drive? Ed will see if Golden's can add to path project.
- Ed has placed a rake hoping that leaves will be cleared where the new East beach Culvert was placed. Project is complete, and it's very nice.
 Ed put reflectors in place to mark the edges of
- Wes still working on TPC re: sand at Main Park and on rocks at Lagoon Point.
- Raft—Chuck and Ed power washing. Ed has the washer—Chuck will take a generator on the ATV

NATURAL RESOURCES

- No change on water quality.
- Drew and Scott discussing invasives plan.
- Ed would like to see us remove some of the organic load at the West side. Girdle some Maples to reduce the leaf load. Ed would like native bushes on western side of path to stop leaves from migrating into the lake. Much discussion—Ed, Scott and Chuck are going to walk and assess the leaf issue—and look at doing some test case tree removal to help that leaf load. Saturday 4/13 afternoon.
- ACTIVITIES
- Scott getting a check to Wes for concert deposit.
- Kristina working on Beach Cleanup crew schedule.
- West Beach Garbage Service—Kate calling for a Dougie's quote for seasonal removal (beach cleanup will roll outside gates on trash night).
- Concert date 6/29.
- WorkBee—5/11.
- COMMUNICATIONS
- Spring Laker—
- Chuck will get Watercraft reiteration article for Laker.
- Scott will get his article to Pam as well.
- Need to print new resident guides. Did we need updates?

• SECURITY PATROL

 Ed took to several area police and fire departments with his contact info—and has had no response.

WATERCRAFT

- Boats in April 1—we are not aware of anyone putting in boats prior to the opening date.
- OAKLAND SIDE ROADS UPDATE
- Heather had nothing new to report. Ed observed an Oakland County pickup truck driving around today. John observed someone out doing measurements.
- Murray Hill is a special project from M59-end. Don't know when that will happen

Old Business:

 The people who ran through our gate hearing was 4/3 but now its 4/15. Ed is getting letters from the prosecutor's office keeping us posted on the trial. Chuck may go to the 4/15 hearing at 1pm at the 1200 N Telegraph Road courthouse in Pontiac.

New Business:

- None.
- Call to Public:
- No public comment.

Meeting Adjournment: 9:11 pm

Next Meeting: May 13, 2024 Minutes recorded by Kate Griswold.

MONDAY, MAY 13, 2024 Meeting called to order 7:34 pm

Members present: Scott Oswald, Kate Griswold, Andrew Geda, Ed Cesa, Wes Watt, John Schultz.

Others present: Kristina Oswald

President's Report:

- Working with Ann Skendi to finalize her in the admin assistant role.
- Jane is stepping back. Scott will reach out for a new treasurer this week.

Vice President's Report:

• Workers Comp Renewal is due. Just got the form.

Secretary's Report:

• Ed moves to accept as amended, Wes seconds, all in favor.

Treasurer's Report:

- April and May bills entered to date: DTE, Johns Sanitation, Golden's, Music deposit, hang tags, WMI.
- Current checking balance \$10,811. Do not have the CD balance.

Governing Docs/Administrative Updates:

- Declaration of assessments—needs to be signed and filed. Kate moves that the annual assessment to be \$175 per lot. Drew seconds. All in favor. Once signed and notarized, Wes will take to the respective counties.
- Dues letters are prepped and almost ready to send out with parking hang tags.
- Final Notices of pending Liens, Lien Cost and Letters for Dues Calculations.
- Annual Perimeter Walk—Part one on Tuesday May 21, 2024 6:30 pm. Scott will post invite on EGroup.

Committees:

- ARCHITECTURAL
- No Report.
- INFRASTRUCTURE
- Wood chips at playground-Ed moves that we approve up to \$3000 to refresh wood chips, Drew seconds. All in favor.
- Gravel refresh for the paths was completed today. Ed used all the gravel we had delivered. Feels we could use an equal amount to complete refreshing the paths.
- TPC sending a quote for the rocks at the point, and sand at West and Main Park beaches. Spring Cleanup is completed.
- Raft Surface cleaned up well-thanks to Ed and Wes

NATURAL RESOURCES

- No further communication from the state re: the water.
- Diver from Hartland Fire Dept. stated that the water clarity was the best in a decade, and that last year it was the worst.
- West side Norway Maple—Scott and Chuck identified trees. Don't know if Chuck girdled yet.



- Invasive—Rehiring Sam B.
- Large Pine down and Hung Up plus 2 more trees with storm damage. Wes will schedule a tree service day to take care of those, plus other things.
- ACTIVITIES
- Beach cleanup Crew—summer weeks are all filled.
- Raft Cleaning-Kristina will ask Kaitlin for availability/interest to clean once a week. Wes can train her.
- Night Locking-Jen V is moving out of the neighborhood, but she has this summer all set.
- Dougie's Garbage for West Beach: The cost is \$50 with our own container for the first container and \$15 a guarter for each additional container. Would just bill for 6mths each year. That would cover it from April-September. Pick up day would be on Tuesdays and would have to be out to the road by 6am. Kate to finalize.
- Diane is still on Park Reservations
- Concert coming 6/29. Deposit paid.
- Workbee-very successful. Lots of spring projects completed. Still need to seal the tables. Tom Teeters volunteered to do that.
- Porta John's restarting before Memorial Day. - Yoga/Saturday Swims, however, no swim lessons this summer.
- COMMUNICATIONS
- Spring Laker—Pam stepping back after this issue.
- Electronic File System-Scott has started building out file systems-not on Google yet.
- Resident's Guide-Kate tackling rewrites. Will try to get a copy for future updates.

Meeting Adjournment: 8:54 pm

with a GaGa Ball Pit.

• A young member of our community

ongoing maintenance.

SECURITY PATROL

(rate and terms).

WATERCRAFT

disposed of

Old Business:

New Business:

Call to Public:

fence damage.

Oakland Side Road Update:

First payment 12/1.

- Kristina hasn't had any responses to any of

security company. She's getting a quote.

replacement tags. Also issued a few keys.

Wes's number. \$75 to get it out of hock

sale for one week—then they will be

6 watercraft unclaimed. Kate will post-give

(Kate confirmed on the Watercraft Regulations

document). One week—then they will be for

- Oakland County residents got a letter from the

- Heather still trying to get Murray Hill and the

• Susan Quick is interested in a pickleball court.

At this time, the board is not interested in

(paving, drainage, etc), plus the issue of

pursuing, as there are many courts in the area,

• Ann Skendi and Scott are finalizing her hopefully

becoming our new administrative assistant.

proposed replacing the basketball court

and the expense to create would be prohibitive

first part of Tipsico Lake repaved.

• No new police communication about the

Road Commission—Roads beginning June 24.

- Scott has the tags-he's issued a few

our postings, but she has been talking to a

Next Meeting: June 10, 2024 Minutes recorded by Kate Griswold.

MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



MONDAY, JUNE 10, 2024 Meeting called to order 7:33 pm

Members present: Scott Oswald, Chuck Cole, Kate Griswold, Andrew Geda, Ed Cesa, Wes Watt, Heather Kerr, John Schiltz.

Others present: Tom Teeters

President's Report:

- Sent hours estimate to Ann Skendijust awaiting her final commitment.
- Scott sending a call for a Treasurer to the residents.

Vice President's Report:

- WC Renewal in July
- Chuck is getting Chase info for the future PNC switch. Scott also suggests checking into 5/3.

Secretary's Report:

• Wes moves to accept the minutes as written, Ed seconds, all in support.

Treasurer's Report:

- Scott has upcoming invoices on his radar.
- Governing Docs/Administrative Updates: • Annual Declaration of Assessments— Call out to Bruce Hugg for fees for overdue.
- Dues Letters ready to print.
- 11 unpaid for 2023—Lien Cost and Letters for Dues Calculations
- Annual Perimeter Walk—50% Complete. One possible new encroachment. Targeting 6/14 at 6:30 pm to complete.

- the greenbelt.
- \$3000—moving ahead with it.

- NATURAL RESOURCES
- dramatic change in clarity.

- 6/11 at noon to address.

Committees:

- Blue Heron

- spread. Looking at mason's sand. — Wes working with dive team on rafts/new
 - for the future.

 ARCHITECTURAL Rich and Scott have responded to a deck replacement request.

INFRASTRUCTURE

Bailey Drain Culvert—Ed and Chuck meeting

- Clothesline post that needs to come out of

- Herb replaced Post #6. Scott found a couple more posts to work on during the perimeter walk #35, #49—weak and wobbly.

— Wood chips quote \$2825 – under the approved

 No response from TPC re: Sand—Ed reaching out to Geigler's re: Main and East. Ed is checking with Golden's about the trickier West. 10 yards. Dropped on the beach/no need to

anchors. Wes is having the diver place a bright floating marker on both anchor points

- No Rocks over the summer-waiting for fall.

 Water Quality—Dive team is commenting that the water is much clearer than in the past. Ed is going to converse with Dr. Jude about the

- Secchi disk readings—restart? (Charts water clarity over the course of the summer)
- Norway Maples-Chuck is going to cut/girdle the ones he and Scott marked.
- Wes got the large pine and maple branches cleaned up with Precision Tree on the West Side
- ACTIVITIES
- Beach Cleanup Crew-Working well.
- Night Lockers-also going well.
- Dougie's Garbage has started.
- Waste Management-every other week dumpster empty
- No concerns from Diane B on Park Reservations
- Concert coming up on 6/29. Sound Stationfinal payment going tonight. Kate sending email blast—5-5:30 on 6/29—great cover band.
- Porta John's in weekly service
- Yoga Sessions and Saturday Swims underway
- COMMUNICATIONS
- Scott is still moving things around to upload.
- One week for any feedback on residents quide updates.
- Scott delaying on Laker until Admin assistant/ Treasurer perhaps finalized.

SECURITY PATROL

- FORTIS Group-Kristina has spoken to. An armed officer is \$65/hour (school patrol officer) \$15K budget—divided out—its 4 days a week for 6 weeks. Discussed less days/more weeks. Scott will set up an interview session with the company, and put out a message to the residents.

WATERCRAFT

- Tags issued to new residents.
- Zero responses on leftover watercraft. A couple interested residents. Putting out a notice about disposal on 6/26.

OAKLAND SIDE ROADS UPDATE

- Current planned start date is Monday July 8. Preconstruction meeting week of June 17. Heather will continue to be the point person for the neighborhood for updates for the neighbors. Information will be disseminated via Egroups.

Old Business:

 Police Report—the driver that crashed through our gate was charged with fleeing was sentenced to a minimum of 18 months in jail plus fines. She never identified her accomplice.

New Business:

• Wes—Ran into Pam Moran. Heather has volunteered to be her board contact.

Call to Public:

• No public comment.

Meeting Adjournment: 9:00 pm

Next Meeting: July 8, 2024

Minutes recorded by Kate Griswold.



MONDAY, JULY 8, 2024 Meeting called to order 7:33 pm

Members present: Scott Oswald, Chuck Cole, Kate Griswold, Ed Cesa, Andrew Geda, John Schiltz.

Others present: Herb Cole

President's Report:

- Ann Skendi accepted the Admin Assistant position.
- Tricia Hamm has approached Jane and Scott about filling the Treasurer's Role.
- Many summer questions—mostly boat tags.
- Scott asked Herb about any historical platting issues—and Herb informed us about an issue from 30ish years ago on the Livingston side.

Vice President's Report:

- Insurance Renewals have been paid.
- Still talking to Chase Bank—needs to make an appointment with the manager.
- Chuck is girdling the Norway Maples at the waterline

Secretary's Report:

• Motion to accept minutes made by Ed, seconded by Drew. All concur.

Treasurer's Report:

- Jane submitted an end of June Treasurer's Report. Kate moves to accept, Chuck seconds. All concur.
- Nonprofit update due 10/1.

¹⁸ Spring/Summer 2025

Governing Docs/Administrative Updates:

- Annual declaration of assessments are filed and recorded.
- Dues letters sent, and payments are coming in. Ann Skendi huge help with getting those out.
- Six 2023 dues yet unpaid, Scott has reached out and believes at least 2 are incoming. Whatever remains will have liens placed on the properties.

- Perimeter Walk—no new issues on Oakland side. One new Livingston. Scott sharing the updated letter with Chuck and Kate and we will finalize for any issues.
- Committees: ARCHITECTURAL
- No Report
- INFRASTRUCTURE
- Bailey Drain-Manhole lid-covered in rocks, not a safety hazard.
- Drainage issue on Parkway Court—runs down Mike K's driveway down to the lake. Would like to explore opening up that ditch so that we have better drainage and less erosion.
- Boundary Posts-Blue Heron Park-Chuck hasn't submitted the survey yet.
- Posts #35 and #49 are weak at the base. Herb will check.
- Wood chips—quote is \$2825 which is under the amount we previously approved. Kristina will get that delivery scheduled.
- Golden's Quote-proceeding with sand replenishment at the beaches.
- Since we added second anchor at East beach, we haven't had a raft float away. Chuck mentioned that the fire department was actually going to move the raft a little bit deeper. Unclear if that has happened yet.
- Herb is working on removing the clothesline posts via Gannon's yard.
- Briar Hill Steps to the Lake—Kate will put out a note-polling to see who uses those steps to determine how to proceed. Need a volunteer
- to maintain them NATURAL RESOURCES
- Rocks at Lagoon point-still tabled until winter. - Water Quality-Dr. Jude seems to think we have good algae that has cleared the lake.
- -Secchi Disk Readings-add a call for volunteers to the email as well. Entails paddling out to 3 or 4 spots—and you watch the disk float down, and when you can no longer see it, you notate the depth on the rope.
- Historically a past volunteer did them weekly.
- Drew connecting with Sam re: invasives
- West Beach water grate—too small, and under engineered. Water washes over the grate into the sand/washing it away. Herb would like to replace the grate with something wider. He brought an example to the meeting. Scott mentioned that the current system has an interchangeable larger system. The board is asking for more time to investigate before making a decision.
- Verifying that the West Beach ditch clean-out is happening at Fall Work Bee.

• ACTIVITIES

- Beach cleanup/Night locking/Garbage all in progress.
- Park reservations going well
- Concert was successful—100+ in attendance.

- Despite multiple emails, many did not see the concert notice. Kate making a "Concert at the Park This Weekend" sign to have for the sandwich board for future concerts.
- All workbee list items have been completed
- Porta Johns in regular weekly service. Scott ordering a couple extra for the Pig Roast.
- Johnny and Megan Brandstetter sent an announcement out today to call for volunteers. Scheduled for Saturday 8/3/24.
- Yoga on hold—Melody injured. Saturday AM Swims
- COMMUNICATIONS
- Laker-just needing Scott's letter and final contact info so Pam can complete.
- Resident's Guide-close to finalizing for a reorder. Quantity-will check with Pam/Cinda. - File system-Scott still working on.
- SECURITY PATROL
- Tracphone-Scott will renew so that we will have it another year.
- Discussed whether security is needed, as we haven't had any major issues this season. Might not engage for remainder of this summer-but engage for next summer.
- John Schiltz brought info on Electromagnetic Gate Locks as a proposal for our gate issues.
- WATERCRAFT
- 2 boats have been claimed.
- OAKLAND RCOC UPDATE
- Signage is up, and stakes are going up. Heather sent an email update, and there is a website with the drawings and plans, and updates will be posted there. Fencing and tree clearing might start this week.
- Discussion about the stream. Decided to wait until the road commission is done to determine if that makes a difference in the stream backup.

Old Business:

• Nothing not already covered in committees.

New Business:

- Scott nominates Tricia Hamm to the DLPOA to fill out Jane's remaining term (check when expires), and serve as treasurer. Chuck seconds. Unanimously carries.
- Parkland boundary near horseshoe pit. Herb would like permission to add new boundary posts. Authorized Herb to install 3 intermediate boundary posts between posts #76 and #77 (#76 A, B & C—each 57 feet apart).
- Herb requests permission to purchase fiber coating. \$50 for 5 gallons. Granted.

Call to Public:

- Herb requests some invasive bushes be removed. Autumn Olive, and one other with a name he didn't recall. He would like to have that happen in the fall.
- Meeting Adjournment: 9:11 pm
- Next Meeting: August 12, 2024
- Minutes recorded by Kate Griswold.

MONDAY, AUGUST 12, 2024 Meeting called to order 7:31 pm

Members present: Scott Oswald, Kate Griswold, Andrew Geda, Ed Cesa, Wes Watt, John Schiltz, Tricia Ham.

Others present: Todd Goolsby, Herb Cole

President's Report:

- Ann is back in town—and Scott is onboarding her soon. Tricia Ham will join them.
- Scott will identify terms expiring and begin preparing 2024 ballot.

Vice President's Report:

• Insurance form for WC—Jane is completing with Tricia.

Secretary's Report:

• Ed Cesa moves to accept the minutes as amended, Drew Geda supports. All in favor.

Treasurer's Report:

- Ed Cesa moves to accept the treasurer's report as written, Wes Watt supports. All in favor.
- Remaining projects this year: Cove boulder project, more gravel on the path by East Beach, remove damaged North Gate railing. Northwest shoreline—debris fence/ cleanup effort.
- Projects for 2025—More sand at East beach, another concert or two, shed for equipment, East Beach rope and floats need replacing, tree service, continued water quality monitoring.

Committees:

the year.

of rope.

do it.

has done.

NATURAL RESOURCES

- ARCHITECTURAL
- Rich had one deck inquiry.
- INFRASTRUCTURE
- Wood chips-Kristina will order. — TPC added the sand to the beaches since last meeting.
- West beach raft ladder damage has not yet been inspected.
- Briar Hill Railing-removing as steps are used now.
- Briar Hill Steps to Lake-definitely enough interest to keep the steps. Will reconstruct before next season. Educate Sue on in and out—and let her know the other interested parties.

- Path Gravel refresh on the East Side—10 yards

- Workbee tasks-pull out, measure and dispose

- Rocks at Lagoon Point—as long as ground gets

- Water Quality-Brittany Infante volunteered for

Secchi disks. We just need to teach her how to

hard enough this winter, will do this winter.

- Norway Maples—unknown what Chuck

- Invasive plants-Scott owes Drew Sam's

number for the invasive removal.

of Ohio 9. Order and spread before the end of

MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



 Beach cleanup going well - Night locking going well

ACTIVITIES

going well.

on schedule

Fire Department.

WATERCRAFT

Old Business:

— West beach garbage removal has been

- Waste Management missed the week before the Pig Roast due to a lost key, but are back

- Park Reservations going well
- Workbee is October 26, 2024.
- Haunted Trail date for 2024?
- Porta Johns-no reported issues.
- Yoga is on hold due to Melody's knee.
- Annual Picnic was successful! 175-180 guests. Branstetters did a great job. Lots of leftover food. Some of which was donated to the

COMMUNICATIONS

- Laker won't go until Fall.
- New Resident's Guide-good to order 50 from Allegra Highland. Mary is good to continue delivering these to new residents.
- Watercraft Policy—update for Spring. (Civic Committee references)

- Wes disposing of remainder of unclaimed boats.

• Oakland Side Road—pulverizing next week. Scott has been communicating with the engineer about concerns. If Heather were here, she would be happy to report that there is now movement on Livingston side—Hartland Township has indicated that Tipsico Lake Road repaving is in their upcoming plans, Livingston County is working on the county line—Murray Hill, we may need a resident to create movement again on the interior Livingston roads, especially now that the township is taking responsibility for Tipsico.

• Chuck met with Livingston County and Wes Nakagiri to look into the NE corner of Parkway and Dunham. Awaiting follow up.

- Herb is working on Post #49. Post #35 is done. Post #6 was replaced earlier this year-the soil seems to have eroded that post completely. Will continue to backfill around the posts with sand/gravel. Herb is purchasing 5 gallons Fiber rough coating to coat the base of new posts.
- Herb cut down autumn olive last fall. Zero regrowth when rechecked this year. Herb used an herbicide that Diane Hallinen taught him years ago.

New Business:

- John Schiltz has found a type of lock that could keep keys. Steve (locksmith) is also interested in what John found. He is continuing to research. (This is a continuation of the research we've been doing to encourage residents to relock the gates.)
- Carol VanSpybrook offered some large slate stones—she had no neighborhood takers—has offered to DLPOA. Considering putting at the swimming spot on the East trail. Another resident reports that they may be gone already.
- New picnic table for the upper part of West Beach. Hoping to get a quote and get installed in 2024
- Scott mentioned that we need to order more lanyards. Drew moves that we spend up to \$400 on lanyards, Wes seconds. All in favor.

Call to Public:

- Herb is concerned about keyholing into the neighborhood. We did address this with the attorney, Scott will refresh on what the attornev said.
- Todd Goolsby—A lot was split into 3 in 2001 and sold split—paid full dues instead of 1/3. Gary owns 1/3 as well, and one more person who doesn't live in the neighborhood. The parcel has now been reassessed beginning in 2024. He's concerned about past dues overpayment's. Scott needs to review with Terry Cremeans.

Meeting Adjournment: 9:00 pm Next Meeting: September 9, 2024 Minutes recorded by Kate Griswold.



MONDAY, SEPTEMBER 9, 2024 Meeting called to order 7:07 pm

Members present: Scott Oswald, Chuck Cole, Kate Griswold, Ed Cesa, Wes Watt, Tricia Ham.

Others present: Ann Skendi, Herb Cole, Todd Goolsby

President's Report:

- Ballots- Ed, Wes, Scott. Scott looking for a phase out plan.
- Lanyards are resupplied.
- Herb has updated Scott on all the replaced Greenbelt posts.
- Scott would like to more clearly define roles and responsibilities for 2025.

Vice President's Report:

- Chuck sent video to the Drain Commission about the volumes of water coming down at the Parkway Court/Place/Dunham intersection.
- · Has to get the survey notarized to file with the counties

Secretary's Report:

• Ed moved to accept the minutes as amended, Trish seconded. All in favor.

Treasurer's Report:

- Chuck moves to accept the September Treasurer's Report as amended. Ed seconded, all in favor.
- 2025 Budget Development.
- Bills paid in August: DTE, Johns Sanitation, TPC, WMI, gate lockers, beach cleanup.
- Wes moves to accept the 2025 proposed budget as amended, Chuck seconded, all in favor.
- 2023 Audit needs to be setup.

- ACTIVITIES
- 2025—think about a raise to the beach cleanup crew
- Kate will check with Dougie's about when West Beach garbage pickup is suspended for winter.
- Scott requested items for Work Bee on 10/26. Picnic tables to fix, West beach drain to clear.
- Haunted Trail will be October 12th.
- COMMUNICATIONS
- New residents guides ready to order. Should have by next meeting.
- SECURITY PATROL
- No Report.
- WATERCRAFT
- Two vessels were cut up that weren't intended to be cut up. Tom's community kayaks have been replaced. Tom now has tags for everything.

Old Business:

- Todd—regarding the overcharged dues. Letter from Terry Cremeans did resolve the on going dues—but we didn't address the overcharge from the past. Scott is figuring out the calculations for what we owe.
- Herb—Post #49—County register of deeds— Herb obtained the 1980 circuit court ruling to verify where the posts should go. Has to wait for the leaves to come down to check remaining.
- Herb asked for permission to cut Autumn Olive in Blue Heron Park again this year—Granted.
- Herb has an alternate solution if the county doesn't do a ditch. Might be an interim solution while we wait for the road to be addressed.

New Business:

- Herb would like to temporarily put old carpet/ bolts on the exposed culvert to mitigate a safety issue of wet leaves/slippery until the erosion issue can be resolved. A majority of the board is in favor. Requested a photo of the carpet so that it looks as natural as possible.
- Herb proposes a catch fence in the lake to grab the leaves before they block the creek.
- Chuck proposes using a 50/50 water/vinegar/ salt solution to kill two poison ivy patches in the greenbelt. Approved to give it a try.

Call to Public:

• All covered in old/new business.

Meeting Adjournment: 8:28 pm Next Meeting: October 14, 2024 Minutes recorded by Kate Griswold.



MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING





- Dues payments incoming
- be sent

 - Articles? Atty Commitment?

Committees: ARCHITECTURAL

- No new requests. INFRASTRUCTURE
- MONDAY, NOVEMBER 18, 2024 Meeting called to order 7:36 pm

Members present: Scott Oswald, Kate Griswold, Ed Cesa, Wes Watt, Heather Kerr, John Schiltz, Tricia Ham.

Others present: Ann Skendi, Matt Rall

- President's Report:
- Welcome to Matt Rall—potential new board member
- Roles list—would like to assign responsibilities from that list.
- Board Leadership Roles
- Dunham Hills Golf Course was recently sold. Want to continue to foster a neighborly relationship. Keeping Chris the new chef, and plan to continue the Fish Fry.
- Sept/Oct Bills: DTE, Johns Sanitation, TPC., WMI,
- Audit for 2023 and 2024 records. A committee has traditionally done this between Feb/March.

Vice President's Report:

Looking to fill this position.

Secretary's Report:

• September Minutes Motion to accept as amended by Ed Cesa, seconded by Tricia Ham. All in favor.

Treasurer's Report:

- More Tree expenses coming.
- Will have some legal fees related to liens comina up.
- Check to Great Lakes Burn Camp—donation as a thank you to the Fire Department for raft setting.
- Motion to accept Treasurers Report by Kate Griswold, second by Wes Watt. All in favor.
- winter 2025 — Invasive plants—Autumn Olive Fall & Oriental Bittersweet cutback 2025.

²⁰ Spring/Summer 2025

— Annual Report—LARA has been updated. - 2025 Update of miscellaneous policies—to mirror the updated Bylaws and Articles. Do we

- Annual Meeting 10/15 at 7:30pm

and discard the old rope. - Sand has been completed at West and Main

Park beaches. NATURAL RESOURCES

Governing Docs/Administrative Updates:

- Looking at liens for the 6 unpaid in 2023.

need to consult an attorney? Perhaps consult

West Beach raft ladder is broken in 3 places.

- Raft is listing—we suspect that the anchor

- East Beach raft ladder is also cracked.

— Briar Hill Steps—Fall Work Bee Project.

- Gravel path on East side—may do in the fall.

- East Beach Rope Replacement for 2025. Wes

will measure when we pull it at Fall Work Bee

- Dues payments continue to come in.

with Bruce Hugg.

ARCHITECTURAL

INFRASTRUCTURE

Committees:

- No Report

is moving.

- Tree cleanup—Tree service was here 9/6—started on East side working—did a big portion of clearing. Arborist spotted a loose large branch in the canopy and pulled that down as well. Coming back on 9/10 with a smaller chipper to handle some of the things they couldn't handle on 9/6. Hoping that they will also have time to address Briar Hill Park. Storm also crushed fence

- Playground-Wood chips 2025 Rafts—Ladders both broke, needs replacement options, Stainless—One pontoon has water in it—Ed called and repairs are \$125/hour if we transport it there. We don't know where the leak is. Ed has another contact that may also do the
 - work for us. Getting a quote.
 - Briar Hill Steps to Lake volunteers, (S Tons, S Taylor) fall workbee when pulled outdetermined they need some repairs, but not replacement.
 - Path gravel East side—Spring 2025, Enlist Putman help – has offered equipment and help if we get materials.
 - East Beach Rope-Wes got dimensions for 2025 replace \$700-750 estimated. Scott getting a quote. A neighbor wishes to contribute towards this expense.
 - East side North end boardwalk needs wood board and grip strip repairs. Wes/Ed are going to take care of the one board we missed at workbee.
 - NATURAL RESOURCES
 - Storm Damage—Tree Cleanup, remaining trip — Rocks at Lagoon point—Winter 2025—enlist
 - Putman help --- Water Quality---EGLE report, Post on website--not sure if Drew has posted yet.

Governing Docs/Administrative Updates:

- (6) unpaid for 2023, need to place liens
- Reminder Letters for 2024 Dues ready to

• Cheryl Mara—Lien Cleared, 2833 Tipsico Sold • 2025 Update Misc Policies to reflect Bylaws &

- Fence & Shed Policy updates
- Lot Split Dues Reduction to Todd Goolsby

- Boundary posts Blue Heron Park-County recordings in process

- Secchi disk readings (B Infante) 2025
- Norway Maples-Continue selective removal

- ACTIVITIES
- Locks-Walkthru Gates, Latches in winter positions
- Trash-Dougies, Seasonal-Kate following up Dumpster, Seasonal—Scott following up.
- Workbee-Fall event Successful.
- Porta Johns-Seasonal-Winter Service Main Park monthly.
- John is still exploring a key retaining 2 piece lock solution. He's found someone who might be able to custom create one. Kristina feels that we should go electronic, but cost is prohibitive, and other issues of management have the board still leaning towards an analog system.

COMMUNICATIONS

- Laker—Fall / Winter 2024
- Electronic Filing Systems-Google Drive fall winter 2024.
- Updates to new residents Guidebook-KG.
- SECURITY PATROL
- 2025 Summer Options. Discussed possibly using a resident on a trial basis.
- WATERCRAFT
- Boats Out in progress-two boats still on areenbelt.
- OAKLAND SIDE ROADS UPDATE
- No Report.

Old Business:

- Wes-band for next summer-but the rate has aone up to \$1500.
- Recognition Post for Herb for all his contributions to the trail system/greenbelt boundaries. Wes and John

New Business:

- Kate nominates Matt Rall to complete the remainder of the term of the open board seat. Wes seconds. All in favor. The current board all thanks Matt for stepping up to the position!
- Leadership positions—Proposed Slate: President - Scott Oswald; Vice President-Matt Rall; Secretary—Kate Griswold; Treasurer— Tricia Ham Motion to accept the proposed slate made by Wes Watt, seconded by John Schlitz. All in favor.
- Meetings—none in December—keeping at 2nd Monday of the month (may have to bump the dates occasionally) 2025 planned meeting dates: Jan 13, Feb 10, Mar 10, Apr 14 May 12, June 9, July 14, August 11, September 8, October 13 (tentative) Annual Meeting Oct 21, November 10.
- Ann will book Dunham Hills for the Annual Meeting.
- Scott, Tricia and Matt are going to the bank for a new signature card. Will keep Jane on the account through at least April.

Call to Public:

• No public comment.

Meeting Adjournment: 9:35 pm

Next Meeting: January 13, 2025 Minutes recorded by Kate Griswold.



MONDAY, JANUARY 13, 2025 Meeting called to order 7:40 pm

Members present: Scott Oswald, Kate Griswold, Andrew Geda, Ed Cesa, Wes Watt, Heather Kerr, Tricia Ham, Matt Rall

Others present: Ann Skendi

President's Report:

- Enjoying the winter/ice on the lake!
- Vice President's Report:
- Updated on the signature card.

Secretary's Report:

• Ed moves to accept the November minutes as submitted, Heather seconds. All approved!

Treasurer's Report:

- Jane prepared a Year End Budget reconciliation for Tricia. Kate moves to accept the Budget Reconciliation as submitted by Tricia, Heather seconded. All approved!
- Jane assisting Tricia with Taxes.
- 2023/2024 Audits-need to find someone to help due to JP's health issues.

Governing Docs/Administrative Updates:

- Need to place liens on 6 unpaid
- Reminder letters for unpaid 2024 dues have been sent.
- Fence/Shed Policy Updates.
- T. Goolsby has not submitted his dues amount rebate request.

Committees:

- ARCHITECTURAL
- Brick patios and decks do not require committee approval.
- INFRASTRUCTURE
- Updated survey completed—not sure if it's been recorded with the county yet. Herb has been working on.

- Rafts-Ed has someone lined up to work on the raft that took on water in the pontoon. Cost is about \$300—no date finalized yet.
- 2 piece Key Retaining Gate Lock—JS still working on—MR.
- Boardwalk repairs completed before weather changed. Looking at ordering and replacing some of the grip strips in the spring. Scott ordering.
- NATURAL RESOURCES
- Storm damage-Tree Service? Wes will set up a new time for cleanup. Down trees on both upper and lower trails.
- Rocks at Lagoon Point-looking at 200# 16-18" rocks. Need to figure out how many to order and get them placed while the ground is frozen. Ed & Wes will go and take a photo and pace it off and help Scott decide how many.
- Ed will contact Dr. Jude about a repeat basic testing to see if the lake has indeed turned over this season as we suspect.
- Norway's—possible during next tree service? Take out the few large shoreline trees altogether. Hoping to reduce leaf litter in the lake, which has impacted the water quality. The silt fence that Ed and Wes installed does seem to be helping keeping some leaf litter out as well.
- ACTIVITIES
- Locks are in winter positions.
- Trash-Dougies and WM on seasonal pausebut we still got a January invoice from WM.
- Porta John at Main park getting monthly service throughout the winter.
- Events-Santa run in November was a success.
- COMMUNICATIONS
- Laker-Heather reaching out to Pam again.
- Electronic Filing-Scott wants to work with John on this again.



- Residents Guide-Kate emailed for quote to hopefully get shortly.
- SECURITY PATROL

- Ed willing to circulate flyer's again to try to find someone.

- WATERCRAFT
- All Boats out-only 1 impounded with no tag.
- Old Business:
- No old business.
- New Business: • Road maintenance—Salting/Plowing. Oakland Road commission does not come out to neighborhoods under 4".
- Little Library/Bulletin Board/Life-jacket Station —Board likes the idea of the combo idea. Ed will work with Eric to get it going to hopefully be ready to install by Work Bee. Do not wish to register our little library since it's inside the locked gates.
- Wes looking to book a band for next summer.
- Next meeting we need to decide about ordering tree seedlings.
- Park lights—resident would like them turned off at night for nocturnal animals and for sky watching. Lights are controlled by Detroit Edison - and we don't have a switch-but Scott mentioned that we might be able to put a shield on the lights to make the light more focused. Ed will try to call DTE to inquire about shields.
- Call to Public:
 - No public comment.
 - Meeting Adjournment: 9:12 pm
 - Next Meeting: February 10, 2025—at Ann Skendi's March 10—Heather Kerr

April 14—Wes

May 12—Ed—backup if weather is bad for the park. Minutes recorded by Kate Griswold.

MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



MONDAY, FEBRUARY 10, 2025 Meeting called to order 7:36 pm

Members present: Scott & Kristina Oswald, Ed Cesa, Wes Watt, Heather Kerr, Tricia Ham, Matt Rall, John Schiltz, Drew Geda.

- Others present: Ann Skendi President's Report:
- Scott mentioned to Matt may need help with contract services such as grass and garbage. Matt agreed to help.
- Scott was unsuccessful on repeated attempts via website to place the Main Park dumpster on seasonal hold with Waste Management. Spoke to them on the phone Friday, Feb 7th and the representative was apologetic but couldn't figure out why it was not working online. Anyways, she has backdated our request to 2/1 (far back as she can go) and indicated to ignore the Waste Management invoice for February. We are on seasonal hold till 4/28. It will resume pickup on Wednesday 4/30, since we will want one dumped before Spring Work bee to make sure we have a clear dumpster.
- Hartland side is Dougies for 3 months. Highland side automatically picks up because payment is included in the taxes.

Vice President's Report:

• Updated on the signature card.

Secretary's Report:

• Ed moves to accept the December minutes as submitted, Heather seconds. All approved!

Treasurer's Report:

- Tricia to check if paid Workers Compensation Insurance to cover Officers, Potential Security Guard, Kids working the Beach Cleanup.
- All motion to accept Tricia's budget report. All approved!

the processes for the liens.

- Lot 110 property is split into 3 parcels.

Committees:

 ARCHITECTURAL Brick patios and decks do not require added from today.

• INFRASTRUCTURE

- neighborhood will build it.
- on the Oakland side.

NATURAL RESOURCES

- and it's a competitive quote.
- Giegler's Landscape Supplies.

Governing Docs/Administrative Updates:

• Ann will get together with Cinda understand

• Shed Policy needs to be updated, since it's about 20 years out of date. Needs to be cleaned up and aligned with the by-laws. Fence Policy needs to be created.

Purchased in 2014 when dues were \$140 a year. In 2017 it went to \$175.00 a year. It was calculated retroactive to \$979.92 for each one. Terry Cremeans issues a letter for all 3 lot owners to civic committee going forward.

committee approval. These were last month's comments. Not sure if anything new was

— Bulletin Board will be replaced at the Main Park. Ed mentioned the size would be 4'x 6'. Eric Gustafson who is a craftsman in the

- Looking at ordering and replacing some of the grip strips in the spring. Scott ordering. Mentioned that it would be around \$400

- Wes-using the same tree services since there quote is staying the same as last year. The Quote is \$3,600 a day for crew and equipment

- Rocks at Lagoon Point-looking at 200# 16-18" rocks. Need to figure out how many to order and get them placed while the ground is frozen. Need to find a local company and will check

- Norway Maples-possible during next tree service? Take out the few large shoreline trees altogether.

ACTIVITIES

- Wes working on Concert in the Summer. Will get more information when they are available during March 2025.
- Trash-Dougies and WM on seasonal pause.
- Need someone to replace Diane Blakeney for Park Reservation.
- COMMUNICATIONS
- Laker-Heather reaching out to Pam again.
- Electronic Filing-Scott putting into Google.
- Guidebook for New Neighbors. Heather will contact Mary Jeffrey to see if she still wants to give to new neighbors. The New Guidebook is here.
- SECURITY PATROL
- Ed willing to circulate flyer's again to try to find someone. Meanwhile discussed min is \$25 hour.
- WATERCRAFT
- All Boats out—only one impounded. One with an undocumented tag.
- OAKLAND SIDE ROADS UPDATE
- Tree trimmer destroyed some shoulders. Ed is trying to get them to come back and fix in the spring. Also, a large deep rut on Murray Hill. (These were for Jan report not sure if we discussed anything)
- The assessment doesn't get modified. Many more costs came in after the last time it was requested. (These were for Jan report not sure if we discussed anything)

Old Business:

• No old business.

New Business:

• Little Library/Bulletin Board/Life-jacket Station —Board likes the idea of the combo idea. Ed will work with Eric to get it going to hopefully be ready to install by Work Bee. Do not wish to register our little library since it's inside the locked gates.

Call to Public:

• No public comment.

Meeting Adjournment: 8.37 pm

Next Meeting: March 10 2025 at Heather Kerr's April 14—Wes

May 12—Ed—backup if weather is bad for the park. Minutes recorded by Kate Griswold.





MONDAY, MARCH 13, 2025 Meeting called to order 7:37 pm

Members present: Scott Oswald, Kate Griswold, Ed Cesa, Wes Watt, Heather Kerr, John Schiltz, Tricia Ham, Matt Rall

Others present: Ann Skendi

President's Report:

• Winter has been good to us—a decent snow/ice cover, good sledding, good fishing, skating, etc. Ice is starting to melt.

Vice President's Report:

• Matt asked for a summary on the road project to understand.

Secretary's Report:

• Matt moves to accept minutes as amended, Ed seconds, all in favor.

Treasurer's Report:

- Dougie's billed for April-September \$130-Agreed to pay it for Summer 2025.
- Insurance updates for 2025— Need to get Ann Skendi added, need to see if we can put an unnamed security person like the students since we do not have a name. Matt is going to explore getting the policy updated.
- Treasurer's Report: Kate moves, Wes seconds to accept the Treasurer's report. All in favor.
- Tricia will send an email reminding us of the rates for gate lockers, raft cleanup and beach cleanup so we can discuss and perform an email vote on 2025 rates.
- Tricia will discuss a 2023/2024 audit with Jane when she returns from Florida.

Governing Docs/Administrative Updates:

- Ann has info to place liens— 6 from 2023, and the unpaid 2024 (don't have exact number at this meeting.
- Ann will send out the dues notices in May after filing the paperwork with the counties.
- Highland Township reached out to Scott to update their contact info for us.

- Scott getting quote for new Beach Rope.
- John can't find a source with a security core that is key retaining that will issue the number of keys that we need. Matt has a fabricator that might be able to help?
- INFRASTRUCTURE
- Grass and Portajohn's coming soon.
- Tree guys are hopefully coming this week to complete our winter cleanup.
- Boulder quote for lagoon point. We received 3 guotes ranging from \$1-2K. The board determined not to proceed at this time. Will continue to observe the erosion and revisit.
- NATURAL RESOURCES
- Water quality, Dr. Jude proposal— Tricia moves and Matt seconds to have Dr. Jude do a full analysis at a cost of \$2500, even though it exceeds our budget line item, all in favor.
- ACTIVITIES
- May 10—Spring Workbee
- Wes has a band "Sound Station"-working out a June or July date for \$900. Going to aim for June 21, June 22 rain date.
- Highland Twp will be doing Fire Training on 3/20 on the Ice. Kate will send an email out to groups letting residents know. Scott will share Wes's number if they need help getting in. — Tricia sent out the Burn Camp thank you letter
- to the residents on EGroups.
- Kristina posting about the Party Reservations position to replace Diane Blakeney.
- Tom has enough dog bags for the summer. Scott has enough trash bags to start summer. Kate has the extra red rescue tubes.
- COMMUNICATIONS
- Heather-has connected with Pam-she's meeting with her regarding The Laker.
- Heather still trying to reach Mary about the Resident's Guide.
- Outdated items on the table of contents. Kate will look into updating the website in May (after her event).
- SECURITY PATROL
- Ed has posted our job listing all over the place trying to get a security person. No responses. Scott will post on EGroups.
- WATERCRAFT
- One yellow paddleboat. Scott posted to EGroups with a deadline of Spring Workbee.
- Old Business:
- No old business.
- **New Business:**
- No new business.
- Call to Public:
- No public comment.

Meeting Adjournment: 8:54 pm Next Meeting: April 14, 2025 7:30 pm at Wes Watt's 1356 Grebe. Minutes recorded by Kate Griswold.

IMPORTANT CONTACT NUMBERS

	IMPORTANT C
DLPOA Board Members Con	tact Information:
PRESIDENT	
Scott Oswald	24
VICE PRESIDENT	
Matthew Rall	24
SECRETARY	
Kate Griswold	24
TREASURER	
Tricia Ham PAYMENTS / DUES / NOT	CES 81
General Board Members Rol	
INFRASTRUCTURE FACILITIES GA	
Ed Cesa	24
Wes Watt	31
Scott Oswald	24
NATURAL RESOURCES GREENBEL	
Ed Cesa	24
Wes Watt	31
Drew Geda	81
Scott Oswald	24
DUMPSTER MOWING PORTA-JO	
Matthew Rall	24
Scott Oswald	24
Tricia Ham	81
ACTIVITIES PARK EVENTS	01
Kate Griswold	24
Wes Watt	31
COMMUNICATIONS WEBSITE E-0	
Drew Geda	81
Kate Griswold	24
Heather Kerr DUNHAM LAKER CONT	
SECURITY PATROL	
Scott Oswald	24
Matthew Rall	24
SPECIAL Committee Memb	
John Schiltz MEMBER AT LARGE	
Administrative Assistant (KEYS, BO	
Ann Skendi	
Architectural Plan Reviews (FENCES	
Rich Paajanen	24
Dunham Laker Newsletter Publicati	
Pam Moran EDITOR & PHOTOGRAPH	
DLPOA Volunteer Beach Clean-up C Kristina Oswald	
DLPOA Park Reservations Contact I	24
Bonnie Lupa	24
DLPOA Park Patrol Contact Informa	
Park Patrol (changes each summer)	24



Harlequin and Blue Heron NE corner. Meets

all requirements except the size. Requesting

a variance. The consensus is that we cannot

approve a shed that is 30% larger than the

maximum size. Matt made a motion, Wes seconded to vote whether to approve a

- Raft repair was successful. Welder charged us

\$300 for the site visit, but was able to identify

— Ed brought options for anchoring the rafts that

create our own from the nylon rope. Board

generally in favor, but decided to table

- Briar Hill Steps need some lag bolts before

— Ed getting a quote for 10 tons of Ohio #9 for

trails, plus a separate quote for application.

- Scott will ask TPC for proposal to claw rake

East beach to control grass.

until next month so that Ed can do

will be less stressful than the chain, or possibly

variance, all opposed.

additional research.

installation

the problem and fix on site.



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48-701-3857	<u>beachmoran@comcast.net</u>
18-863-6976	kasoswald98@hotmail.com
18-462-2356	Prefers contact by text to phone
18-534-9053	← Call phone number for assistance

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The Dunham Laker Spring/Summer 2025 A Great American Neighborhood

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IMPORTANT DATES: Mark your Calendars!

Spring Workbee May 10, 2025

- Seighborhood Picnic August 2, 2025
- Ctober 21, 2025
- Gerall Workbee October 25, 2025
- Watercraft OUT! November 1, 2025
- G Watercraft IN! April 1, 2026



KEEP AN EYE OUT FOR SPECIAL EVENT NOTIFICATIONS FROM OUR BOARD WHEN FUN HAPPENINGS ARE ADDED THROUGHOUT THE SEASON

DLPOA Board Meetings

DLPOA board meetings are held the second Monday of the month. Summer (June, July, August) meetings are held in the main park, weather permitting. Other meetings are held at DLPOA board member homes or virtually.

The DLPOA Annual Meeting will be held at the Dunham Hills Golf Course conference room on Tuesday, October 21, 2025.

Typically doors open at 7:00 for people to sign in. Meeting starts at 7:30.

SAFETY FIRST EVERYONE! • HAVE A WONDERFUL SPRING AND SUMMER SEASON