

## **Wildwood Lake Front Property Owners Annual Meeting Minutes – May 29<sup>th</sup>, 2022**

**Call to Order:** Meeting was called to order at 12:01PM by WVPOAC Pres. Jim Nihls.

President Jim Nihls started off the meeting asking all to say the Pledge of Allegiance in honor of those who served our country in the armed forces. After saying the Pledge, he asked for a moment of silence in remembrance of long time members Anita James & Mary Walker. Lastly, he introduced new members Curtis & Kimberly Goldsborough & Tony & Lauri Palazzolo.

**Lake Committee:** (presented by Blair Wickman)

- **Loon Update:** Loons have been seen on the lake but believe they are nesting somewhere on Lance Lake. Two (2) new nests were made by Bill Harding & Steve Wilhelm to entice the Loons to nest here, but no luck to date...have placed one of the nests in the old spot.
- **2022 Treatment Schedule:** Plan is 1<sup>st</sup> treatment the 3<sup>rd</sup> or 4<sup>th</sup> week of June for all plants, and depending on the results of last years combined treatments, decide on if combining 2<sup>nd</sup> & 3<sup>rd</sup> treatments in mid-September for all excessive weeds (including lilly pads and bulrush) is appropriate. By mid-August last year, some weeds did reappear in the shallower areas. Please note, we can only treat nuisance natives up to 100 ft. from shore.
- **Pike:** We have an abundance of pike in the lake, so if you catch any, please remove from the lake. You are allowed to keep up to five (5), but only one over 24 inches.
- **LMP SAD Proposal & Motion:** Original annual tax was approx. \$147 per property owner, currently down to \$50 (took out bubblers and smarter treatment, so Nunda Township reduced the annual fee to use up the surplus). Blair presented to the membership and proposed a new annual LMP SAD amount of \$119.27 over eight (8) years. The new annual SAD amount is based on the average annual costs over the last three (3) years adjusting for inflation and includes a 10% contingency (\$286,000/8 years/300 lot owners = \$119.27 per year per lot owner). After some discussion, President Jim Nihls stated the Board recommends to the membership the aforementioned new LMP SAD amount and requested a motion from the membership to

approve. As such, a motion was made by Jack Steele to approve the new annual LMP SAD assessment amount of \$119.27 over eight (8) years, seconded by Al Rodgers. Motion passed by all members (no dissents). The new LMP SAD begins in 2023.

- **Septic Cleaning:** Please properly maintain your septic system, as this helps prevent lake water issues. Members can save \$40 per septic pump out if they coordinate service (\$240 to \$200 each) with Holm Honeywagon L.L.C. (formerly Chaffee).

**Dam & Draw Down Committee:** (presented by Greg “Doc” Perry)

- **2021/22 Drawdown:** Drawdown was flush to the top of Dam on Sept. 30<sup>th</sup>, and stop log removal began Oct. 12<sup>th</sup>. All 4 sets of stop logs were removed and cleaned during the drawdown. Refill began Feb. 15<sup>th</sup> and completed on April 10<sup>th</sup>. Ice off the lake by April 20<sup>th</sup> (about 3 weeks later than 2021).
- **Dam Breather Tube Repair Status:** Based on recent Spicer Engineering work, \$35K is still a valid estimate for the repair, and EGLE has approved the repair permit. As such, we are approximately \$16K short of funds based on the current Dam Maintenance Fund balance. Funds/payment for this repair and future mandated inspections and required maintenance will be requested from the membership per the following DAM SAD.
- **DAM SAD Proposal & Motion:** In the years since the new DAM was constructed and placed into operation, all mandated inspections and required maintenance has been funded from access funds from the original DAM SAD. Based on the need to repair the breather tube and cover future mandated inspections and required maintenance, Doc presented to the membership and proposed a DAM SAD assessment amount of \$62K, which correlates to an annual lot assessment of \$69.11 over three (3) years ( $\$62K/3 \text{ years}/300 \text{ lot owners} = \$69.11$ ). The \$62K DAM SAD amount includes a \$30K contingency to cover unforeseen repair issues. After some discussion, President Jim Nihls stated the Board recommends to the membership the aforementioned new DAM SAD amount and requested a motion from the membership to approve. As such, a motion was made by Linda Manier to approve the new annual DAM SAD assessment amount of \$69.11 over three (3) years, seconded by Dave Dohring. Motion passed by all members (no dissents). The new DAM SAD begins in 2023.

**Lake Bottomlands Initiative:** BLU is officially dissolved. President Jim Nihls presented to the membership the final letter documenting the Wildwood Lake bottoms land transfer to the WVPOAC membership, with a special thanks to all BLU members that participated in this initiative.

**Adjourn:** WVPOAC President Jim Nihls adjourned the meeting at 12:25 PM

Respectively submitted, Mike Von Hagen, WVPOAC Secretary