**Upper Long Lake Woods Civic Association (ULLWCA)**

**General Membership Meeting**

**April 12, 2016**

Matt Wigent called the meeting to order at 7:15pm

See attached sign in sheet for meeting attendance

Terry Fiscus granted Connie Mack voting proxy

Review of 2015 minutes

* Prior to the 2016 meeting, Jim Whalen provided five corrections to the 2015 minutes distributed after the 2015 meeting.
* Steve George motioned to accept the minutes with the corrections stated above. Jim Whalen seconded, and the motion passed.

Financials

* 2013,14 and 15 account balances were distributed with the 2016 meeting notice.
* The ULLWCA Board recommend maintaining the dues at the 2015 level
	+ Oakway Beach - $145
	+ Middlebelt Beach - $50
* Mary Sclawy motioned to accept the 2015 financials. Toma Mattia seconded, and the motion passed.

Common Areas

* Oakway Beach
	+ Gregg Leshman received a quote of $395 to trim trees on the Oakway Beach including the branch of a large willow tree behind the Kirsammer’s house (on association property). The branches will be cut into fire sized logs and left for the firepit. The logs will be stacked in the brush area on the outlot A side of the beach. Gregg will ensure the wood is not an eyesore.
	+ Connie Mack requested the association remove two junk trees at the boat launch. All agreed. Connie will mark the trees to be removed and Gregg will get an updated cost estimate.
	+ The beach swings are falling apart and need to be replaced at $399 ea. (Moon Valley Swings).
	+ The picnic tables are good but they will be repainted at beach cleanup.
	+ Goose deterrents will be purchased (along with spares) and installed on the swim platform.
	+ More beach sand will be added this year at beach cleanup.
	+ Oakway residents asked if beach could be tilled more frequently to keep beach grass down. Gregg will investigate having the person who mows the beach till it once a month.
	+ Steve McGregor will mow the beach again this year.
	+ Beach cleanup is Saturday May 14 (rain date is May 21)
	+ Jay Lim confirmed that the Oakway account has enough money to fund the maintenance and improvements noted above.
* Middlebelt Beach
	+ Sand is not needed this year.
	+ Goose deterrents will be purchased (along with spares) and installed on the swim platform.
	+ Linda Fiscus recommended putting the swim platform ladder up when not in use.
	+ Beach cleanup is Saturday May 14 (rain date is May 21)
* Lisa Wigent motioned to maintain Oakway and Middlebelt beach dues at 2015 levels. Steve George seconded, motion passed.
* Boat Launch
	+ Please discourage un-authorized use of the boat launch by non-ULLWCA members.
		- Do not give out boat launch keys to non-members
		- Members should accompany marinas that they hire to launch their boats.
	+ Non-members may purchase a boat launch key for $195 but they must sign an MOA.
	+ ULLWCA members can get their boat launch keys from Jay Lim, Chris Bonde or Matt Wigent when paying their dues. Connie Mack has a limited number of boat launch keys for those “emergency” launches when you can’t get in touch with Jay, Chris or Matt.

Lake Management Committee (reported by Jim Whalen)

* Same budget and plan as last year. – 3 harvests, plus selective chemical treatments in canal.
* The phragmites control efforts are working
* Aeration Proposal
	+ Special Assessment District (SAD)
		- To initiate the project, the existing Weed Harvesting SAD must be revised. To do this, the Lake Improvement Board is required to gain the approval of at least 2/3 of all the freeholders of land abutting the lake.
		- The Lake Management Committee solicited a petition to gain this approval. The cost impact to riparian and non-riparian property owners was provided with the petition and is available at Bloomfield Twp. or the Upper Long Lake website <http://upperlonglake.com>.
		- The Lake Management Committee received the required 2/3 majority however Bloomfield Twp. Noted some discrepancies with 5 to 10 of the petition signatures (IE signature not dated, all persons named on deed must sign petition for a given address)
		- The Lake Management Committee will correct the petition discrepancies with the affected freeholders and resubmit the petition.
		- If the petition signatures are validated the project will most likely begin next year.
		- If the project initiates and contractor bids exceed the SAD estimate by 10% or more, the original petition is no longer valid. To continue with the project, the Lake Improvement Board must go back to the freeholders with the revised costs and gain approval of 2/3 of the freeholders (IE another petition).
	+ “Science” behind aeration
		- Lake Mgmt Committee hired a limnologist to study the lake (detailed study results can be found at <http://upperlonglake.com>). They concluded that we have very little oxygen at the bottom of our lake and therefore an over-abundance of “bad” anaerobic bacteria. Anaerobic bacteria does not break down organic matter well and results in a lot of “muck” at the bottom of the lake. This creates an environment that is friendly for Eurasian Milfoil (an aquatic weed).
		- Our lake only “turns over” twice a year which is not enough to distribute oxygen to the bottom of the lake. Aeration will make our lake turn over every 3-5 days.
		- Aeration consists of roughly (20) diffusers (bubblers) strategically placed on the bottom of the lake (no diffusers in canals at this time). Compressed air is forced through the diffusers.
		- The air compressor will be placed on the property at the point in the narrows area of the lake – Matthew Stafford’s property. Mr. Stafford signed an MOA with the Lake Management Committee.
		- Connie Mack stated that she has had a bubbler near her boat dock in the canal and is very happy with improvements in water quality.
	+ Canal Aeration
		- The aeration system currently proposed and petitioned does not include aeration in the canals.
		- A test system was placed in the Middlebelt side of the canal last summer. Electricity costs were very high and the test was discontinued.
		- The Lake Management Committee is looking into a canal aeration system similar to that used in the canal behind the church on Middlebelt south of our neighborhood.

Summer ULLWCA Meeting is scheduled for Saturday August 6 (rain date August 13).

New Neighbors

* Kevin Kozole introduced himself. His wife’s name is Kelly and they have two children – Connor and Morgan. They purchased Dorothy Boettcher’s house on Uplong and are trying to gain WB Twp. Approval to renovate.
* Speaking of Dorothy, Gregg Leshman visited her and she is doing great. She lives at the Westlake Health Campus, 10735 Bogie Lake Rd., Commerce Twp., MI. She says hello to everyone, especially Pat Miller and Bill Robinson.

New Business

* Structure approval
	+ Terry Fiscus, through Connie Mack, asked if anyone is approving permanent structures in the common areas, specifically the Oakway Beach. He noted a deck on the water behind the Wirth/Fisher house and a structure that looks like an outhouse.
	+ Bill Robinson stated that the original subdivision rules prohibited permanent structures in the common areas.
	+ The ULLWCA board noted that only West Bloomfield Twp. can approve permanent structures.
* There was some discussion about requesting a streetlight in the neighborhood however no actions were noted.
* Mallard Ct. canal tree trimming
	+ Some canal residents mentioned there are some trees on the island in the center of the Mallard Ct. canal that need to be trimmed. There are large branches overhanging the canal between the Mack and Milan homes. If the branches were to fall into the canal they would block the canal in that area.
	+ Since the trees are on the island it may only be possible to trim them during the winter when the canal is frozen.
	+ Matt Wigent expressed concern getting WB Twp. approval to trim them.
	+ No further actions were noted.
* Linda Fiscus asked to be notified when the weed harvesters would be harvesting. Jim Whalen noted the harvesting dates are posted on the ULL website.
* Residents requested “NO WAKE ZONE” signs at both entrances to the Mallard Ct. Canal. Jay Lim confirmed that each beach account has enough money to purchase signs. All present agreed to fund the procurement and installation of these signs.
* Matt Wigent stated that the township is building a drain on his property to correct water management issues that started when the sidewalk was installed on Middlebelt. When complete residents will see a pipe discharging runoff near the lake. Matt wanted everybody to know that he did not initiate this project and is actively fighting it.

Election of officers

* The offices of president, vice president, secretary and treasurer are on year terms. All committee members are two years.
* Steve George is retiring as Beach Committee chair. Thank you for your service.
* Toma Mattia volunteered to take Steve’s place. Kevin Kozole was nominated to take Toma’s place as Housing Committee chair.
* The following officers and committee chairs were confirmed by the ULLWCA membership.
	+ Matt Wigent, president (re-elected)
	+ Chris Bonde, vice president (re-elected)
	+ Mike McGregor, secretary (re-elected)
	+ Jay Lim, treasurer (re-elected)
	+ Jim Whalen, Lake Management (re-elected)
	+ Toma Mattia, Beach Committee chair (replaces Steve George)
	+ Kevin Kozole, Housing Committee chair (replaces Toma)
	+ Gregg Leshman, Public Welfare a Social Welfare chair (re-elected).

Meeting adjourned at 8:20pm.