

July 25, 2026 Lake of the Hills Association Meeting

I. **Call to Order:** President called the meeting to order at: 10:11 AM

Attendance:

Position	Name	Present	Absent	Accept Minutes Vote 1	Vote 2 Intake Disc.	Vote 3 Collecti ons
President	Scott Cole	x		x	x	x
Vice President	Patrick Graham	x		x	x	x
Treasurer	Jana Schafer		X			
Secretary	Beth Taylor	x		x	x	x
Trustee	Dick Moreau	x		x	x	x
Trustee	Darrin Lienhardt		X			
Trustee	Kevin Barney	x		x	x	x

Voting topics for votes 1-3 are below in the minutes as needed:

II. **Approval of the Agenda:** Motion: *Scott Cole* Second: *Kevin Barney*

III. **Approval of the Minutes:**

Beth Taylor shared association meeting notes are posted on the website. There was no further discussion/additions/changes.

- **Motion** to accept the minutes: Motion: Pat Graham Second: Dick Moreau
Vote (#1) : 5-0 motion passes.

IV. **Reports:**

- President:

Intake:

The primary purpose of the meeting was to discuss the intake project and the permitting process with the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

- Scott has met with EGLE twice regarding the intake project—once over Memorial Day weekend for a pre-inspection meeting and again last month.
- EGLE determined that the project requires an individual permit, which is the highest level of permit and requires additional review and approval from multiple agencies.
- The pre-inspection meeting was conducted at no cost to the Association.
- The Association submitted the permit application approximately two weeks ago. The current estimated permitting timeline is approximately three months.
- During the review process, the engineers identified a potential property ownership issue involving the berm/property where the intake work is proposed.
- Based on the available property descriptions and drawings, the berm may be owned by the Rankin property owners rather than the Association. The

Association does own the small triangular parcel near Judy's property and has a right-of-way in the area.

- Spicer Engineering recommended completing a title search of the Rankin property to determine whether there is an existing maintenance agreement or other documentation related to the intake and berm.
- Scott contacted Bob, who has owned the property since 1989. Bob indicated that he was not aware of an existing maintenance agreement. Bob indicated that permission from the Rankins may be necessary.
- Records indicate that Lake of the Hills previously filed permit-related documents on Bob's behalf around 2008.
- Scott contacted Chad Giddes (Isabella County) recommended that the Association pursue a maintenance agreement with the Rankins.
- The Rankin property consists of approximately 35 acres.
- The estimated cost for the overall intake work is currently \$50,000–\$100,000.
- Discussion was held about the Association contacting the Rankins to notify them of the property ownership issue and request an opportunity to meet and discuss the matter. Initially Scott asked Beth to draft a letter requesting a meeting with the Rankins. Pat offered to take the lead in meeting with the Rankins on behalf of the Board, not making any decisions but having a conversation to see how they felt. One option discussed could be establishing a recorded maintenance agreement that would address the Association's ability to maintain the intake and related property. But as of this point, the board would only be authorizing Pat to informally meet and discuss the new information.
 - **Motion:** To authorize Pat to schedule an informal meeting with the Rankins on behalf of the Board, not to negotiate but just to talk.
Motion: Scott Cole Second: Kevin Barney
 - **Vote (#2) :** 5-0 motion passes.

Next Steps:

- Pat will contact Denise Hall to discuss potential impacts and will then reach out to the Rankins.
- Scott and Pat requested that the meeting notes regarding this issue not be distributed until after Pat has had an opportunity to speak with the Rankins.

Dam Repairs

- Spicer Engineering is completing the drawings for the dam repair project so that the permit package will be ready when needed.
- The Association has approximately four years to complete the required repairs, although repairs may need to occur sooner depending on the condition of the structure.
- Spicer's current assessment indicates that the west wing wall is solid.
- Approximately 60% of the existing concrete does not currently require repair.

Treasurer:

- Jana was unable to attend the meeting but was contacted by phone and provided the Board with a picture of the current financial information. She will review the finances in greater detail with the Board at the next meeting.
- Jana reported that payments for the **Dam Repair Assessment** continue to be received. The assessment is due next week, and more complete financial figures will be available for review in August.
- Jana also reported that several association members have expressed appreciation for the option to make payments through **Venmo**.
- Jana will speak with Darrin regarding the process for initiating collections on past-due accounts.
- The Board discussed the appropriate threshold and process for sending delinquent accounts to collections.
- After discussion, the Board clarified that, at this time, collections would only apply to accounts with balances that were already past due prior to the most recent annual dues collection.
 - **Motion:** To begin the collections process as discussed and clarified.
Motion by Scott Cole Second: Pat Graham
 - **Vote (#3) :** 5-0 motion passes.

Fish Report:

- Dick Moreau reported that all fish are doing well, the main thing is to keep the water flowing. As of Thursday the water temp is at 76 degrees.
- He shared that all fish are measuring above state average. Below is a chart of the latest reported species:

Species	Total length (in)	Age	DNR- Total Length (in)
Black Crappie	11.5	6	10.5
Large Mouth Bass	15.5	6	15
Northern Pike	27.5	7	25
Yellow Perch	9.25	6	9
Blue Gill	8	5	7.2
Walleye	20	6	19.2
Black Crappie	9.75	5	9.5
Black Crappie	11	6	10

- Trustee(s):
 - Kevin Barney: Had a question on venmo and the cost to the association.
 - Darrin Lienhardt told Scott prior to the meeting that he would like the aging report from Jana so that he can begin the collections process.

V. Old Business:

- Additional items were discussed as part of the Board's ongoing review of the intake and dam projects.

VI. New Business:

- Collections Process: Pat would like to pursue how to begin this process and he will talk to Denise Hall and the engineering side.
- Neighborhood Watch:
 - Pat would like to get neighborhood watch signs. He will start by looking into apps that are out there.
 - Kevin Barney will also research neighborhood watch programs.
- Other
 - Beth will ask Elissa about No wake Signs as she had ordered them in the past and may still have some to replace the current weathered ones.
 - August 1st Association Picnic at the Grahams!
 - Pat asked Beth Closest to send a reminder email and facebook post.

VII. Comments/Announcements:

- Scott for next meeting: To start the discussion for next year for dues and dam repairs. He would like us to consider all options including separate amounts for property on the water vs. off the water. He would also like us to research the process and procedure that other lakes do.

VII. Adjournment: 11:35am Motion: *Beth Taylor* Second: *Kevin Barney*

Next Board Meeting: August 22, 2026 at 10AM - Scott's House