

AuSable Lake Property Owners Association (ALPOA) Meeting  
Sunday, September 3, 2023  
Meeting Minutes

Special Guest: Michael Lesich, President, Long Lake Property Owners Association

- Call to Order
  - Dan Kocis called the meeting to order at 10:05 a.m. and welcomed all in attendance. He expressed appreciation for the support and positive response received from the July 8<sup>th</sup> meeting.
  - The initial leadership team for this startup phase that concludes in May 2024 was introduced and included:
    - Dan Kocis, President
    - Rick Oakley, Vice President
    - Lou Ianitelli, Treasurer
    - Gary Kay, Secretary
  - Dan shared that the AuSable Lake Property Owners Association (“Association”) was being formed for all lake property owners to provide a voice for the lake with external entities and to help ensure the quality of AuSable Lake in contrast to several existing associations whose focus is on subdivision-specific needs. Dan reviewed the Mission of the Association and the potential benefits available to Association members.
- Summary of July 8, 2023, organizational meeting
  - Dan provided an overview of the July 8<sup>th</sup> meeting minutes.
- Treasurer’s report
  - Lou Ianitelli provided a summary of donations and expenses since the September 8<sup>th</sup> meeting. The fund balance received through donation is \$96.42. Before today’s meeting, 17 members had joined the association resulting in \$340.00 in dues paid. Donations are appreciated.
- New Business
  - Bylaws
    - Rick Oakley provided an overview of the New Business to be discussed during the meeting. Rick introduced the draft Bylaws noting that other lake association bylaws were reviewed and leveraged where appropriate. Dan noted that the draft bylaws may require revision based on State review.
    - Rick presented Articles I through IV of the Bylaws and noted that membership in the Association would be available to all property owners and those with deeded lake access and each member would have one vote.
    - Gary Kay reviewed Articles V through IX which included a review of Association officers, primary responsibilities, and office terms. Each officer's term will be for two years with the initial term of the Vice President and Treasurer to be one year to allow for staggered terms.

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- Legal Status
  - Dan Kocis shared that we are in discussion with a firm to assist us in completing relevant legal filings required by the Federal and State governments. We are now reviewing the firm’s proposal.
- Initial Leadership
  - Dan reviewed the initial leadership team that is in place until our May 2024 meeting. New officers will be presented for approval at that time.
  - Dan shared that others interested in contributing to the Association effort, including helping with any of the committees are welcome and may contact an officer.
- Website
  - Dan noted that our website’s domain name, AuSableLakeMI.org has been secured. We anticipate the website will initially be used to foster Association communication and information sharing with members and other interested parties.
- Special Guest
  - Dan introduced Michael Lesich, President of the Long Lake Property Owners Association (LLPOA, a voluntary lake association), who was invited to share his experience and insight. Michael shared how their association approached a variety of needs and activities, including lake management (RLS), evasive weeds, special assessments funding, fish funds, boat parade, golf outing fundraiser, annual newsletter, and association governance. He noted that their website was essential to achieving their organizational goals. The association currently consists of 253 members of the existing 500 lake property owners.
  - Dan thanked Michael for joining our meeting today.
- Discussion
  - Dan opened the meeting up for discussion and noted several points of clarification:
    - The Association is not a lake weed treatment organization. We may advocate for weed treatment at some point in time if that’s what a lake health committee proposes and members vote for it. It’s not feasible to use membership dues for weed treatment.
    - The Association will not be a rules organization. As a public access lake, the State sets all rules associated with boating regulations, speed laws, etc.
  - Steve Kuhl recommended that emails sent out note the Association name in the subject line.
  - A question was raised if there have been any recent studies of the condition of our lake. Peggy Kay provided a brief update on recent study findings noting that a hybrid of evasive and native milfoil has been identified and that starry stonewort is present and of concern to the State.
  - Attendees were encouraged to become members. The paid membership as of September 6, 2023 is 38.
  - Individuals interested in participating on a committee (e.g., lake management, fish, boat parade) are encouraged to contact an Association officer.
  - Several commented on the value of working together to accomplish common goals.
  - Peggy Kay shared that during a recent Michigan Loon Preservation meeting, members were surprised that AuSable Lake did not have a lake association.

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- Hank Richman asked if the Association can help bring to the attention of the DNR the needs of our boat launch. Michael Lesich recommended contacting the Township to see if any agreements relating to the boat launch exist with the State.
- Attendees were thanked for joining the meeting during the Labor Day weekend.

The meeting was adjourned at 11:11 a.m.