

Save Black Lake Community Lake Management
Meeting Notes
January 23, 2013 6:30 PM

Present: Vernon Bonfield; Nita Sell, Gail Schaller
Lake Stintzi, Thu Ngo, Tim Erickson

The meeting was called to order at 6:35 PM. The items to be discussed include a preliminary budget; fee structures for self-taxation; and boundaries identifying which parcels are affected.

The estimated target for funds needed each year is \$150,000 beginning in 2014. The group discussed the various rate components that were covered at the Jan. 9th meeting: dwelling units, swimmer days, boater days, and lake frontage.

The group discussed how water quality in the lake could be improved for the long term. Fertilizer run-off and faulty septic tanks are thought to be the major sources of nutrients that cause algae bloom. These nutrients can come from any property in the watershed, not just homes on the lake front. Jet skis and boats bring in invasive weeds, whether from a vessel owned by a property owner on the lake or by a vessel coming in from another neighborhood.

Regarding boundaries, the group agreed that every parcel that touches the water would be assessed based on the length of the water frontage. Homes with lake access that are not right on the lake would only be charged the dwelling-unit fee. This would include those with access by easement and those with homeowners associations, such as Evergreen Shores and Lakeland Manor.

The group discussed who benefits most from having the lake cleaned up and maintained. Those who live on the lake or have legal access to the lake benefit most. Boat owners and swimmers who use the lake would be in the next group to benefit. It would be reasonable to expect those who benefit to participate in funding the cleanup and maintenance tasks.

The dwelling-unit fee would attach to every parcel with legal lake access. Where there is a homeowner's association, the fee will be billed to the association to be passed along to member households. In cases where legal access is by easement, the owner of the property granting the easements would be assessed the fees for the other households.

Vern moved that parcels providing easement access to the lake would be charged the per-dwelling-unit fees for the additional homes with legal access using their easement. Tim seconded the motion. It passed by unanimous vote.

Nita moved to set the boundaries to include all the parcels on the list we have been using. The list will be fine-tuned with regard to the actual number of feet of waterfront for each parcel. Tim seconded the motion; it passed by unanimous vote.

The group turned attention to ways to get a more precise way to determine the lakefront

footage. One suggestion was to use MLS records, then go from one parcel to the next by boat to determine what percentage of the frontage would be considered habitat, and what percentage would be accessible for recreational use. These estimates would then be presented to each homeowner by mail to be either confirmed or disputed.

Thu moved to use 10% as the increment used in assessing recreational vs. habitat footage. Ten percent would be the smallest amount identified as recreational or as habitat. One hundred feet of waterfront could be assessed as 60 feet (60%) recreational and 40 feet (40%) habitat, for example.

Nita amended the motion to add that the committee would estimate footages and send notices to all owners giving a short window of time to request a review. Lake seconded Thu's motion including Nita's addition.

Further discussion followed. Tim felt that this method was not really fair when assessing lakefront owners who are conscientious about maintaining a clean septic system and not using phosphates in fertilizer. The motion passed with 5 in favor and one opposed.

For budget-estimation purposes, the group is using 1/3 habitat and 2/3 recreational usage for the lake taken as a whole.

Nita moved to set the budget at \$150,000 per year for the first year. Tim seconded the motion; it passed unanimously.

Next the group turned to the petition needed to set up a Special Use District (SUD) or Lake Management District (LMD). What shall we name our District? It cannot be called SBL Coalition, as that name will continue as a non-profit entity.

Nita will draft and distribute a petition before the January 28th meeting. It will be drafted as needed for a Special Use District as that seems to be the way the group is going.

Items to be discussed at the January 28th meeting:

- Formally decide whether we will form an SUD or an LMP;
- Fine-tune the budget estimates on the expense side;
- Review and fine-tune the draft petition;
- Discuss the upcoming community meeting to be held on March 7th.

The meeting was adjourned at 8:30 PM.