

Save Black Lake Community Lake Management
Meeting Notes
February 11, 2013 6:30 PM

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

The meeting was called to order at 6:35 PM.

Vern talked with Tiffany again, from Evergreen Shores. The Homeowners' Association (HOA) there cannot increase the dues without a majority vote of the homeowners. Any increase in taxes to pay for their share of lake management activities will simply bankrupt the Association. It cannot be collected from homeowners by increasing dues.

Vern also called Jim at the County, who is in charge of property assessments. Vern asked whether we can tax an HOA but carve up the assessments onto individual homeowners tax bills. Also, can we expand our boundary to include upland areas? We will need an effective campaign to allocate stormwater monies collected now on tax bills to lake management. The assessments could apply to every parcel with a dwelling unit on it.

We discussed the mobile homes located at Columbus Park, Evergreen Shores, and the two trailer parks on the northeast side of the lake, Timberland and Lakeside Mobile Home Park. Timberland pays about \$1,400 per year in stormwater fees. The 50% credit back for being part of a lake-management special use district would offset about \$700 of the new assessment. The Lakeside Mobile Home Park pays about \$1,800 in stormwater fees, so they would see about \$900 less to help offset their lake-management assessment.

The group talked about swimmer days at the Black Lake Bible Camp. The camp hosts about 8,000 guests per year, and about half of them swim in the lake. Assuming a 4-day stay per swimmer, that would be about 16,000 swimmer days (4,000 swimmers times 4 days).

Columbus Park sells about 2,000 parking passes per year. There can be a maximum of 6 people per car using the passes. We assumed roughly 6,000 swimmer days for Columbus Park, using an average of 3 swimmers per car. Also at Columbus Park, there are about 375 boat launches per year. Again, we assumed 3 people per boat on average to come up with about 1,125 boater days (375 launches times 3 people per boat).

Salmon Shores hosts fewer launches than Columbus Park, so we adjusted their assessment to 500 boats.

The group will be making arrangements to visit parcels by boat in order to estimate lakefront footage for each parcel. We plan to use 3 people in the boat to get the most accurate estimates possible.

Vern advised that Kelly at GeoAccess was working on a geo-map of Black Lake showing our taxation boundary - including Lakeland Manor, 78th Street, Evergreen Shores, Klipsun Waters, and the small groups of homes with easements.

Another task for us will be to match up homeowners within the District boundaries against a list of registered voters.

The next meetings will be on Feb. 20th and 27th.

Nita moved to call our District the Black Lake Special Use District. The motion was seconded by Gail and was passed by unanimous vote.

The rest of the meeting was devoted to working on the language of the Petition.

The meeting was adjourned at 8:42 PM.