

Save Black Lake Community Lake Management  
Meeting Notes  
February 20, 2013 6:30pm

Present: Vernon Bonfield, Nita Sell, Thu Ngo, Tim Erickson

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

Boundary: Discussed more finite measurements of parcel-owners. Vern pointed out that GeoAccess measurements are only approximations and not accurate. He was able to get Multiple Listing Service data of homes sold around Black Lake in last 5 years with declared shoreline footage. He added that of course actual surveyed measurements are the most accurate.

It was concluded that we will use the best sources available, share that with the homeowners and ask for supporting documentation if they would like to contest the data.

Committee members will do a parcel-by-parcel estimate of approximate percentage of habitat vs. lakefront footage of each parcel by boat in person. Tim agreed to join Vern and they hope to find a third person to help. The goal is to have this done prior to the March 7<sup>th</sup> community meeting.

Fee Schedule. We filled Tim in on decisions that were made in last two meetings regarding swimmer/fishing days, the dwelling fee, now established at \$39, and the decision to expand the defined boundary of the Black Lake SUD to include upland homeowners associations and properties with easements to the lake.

Tim pointed out that while Columbus Park may sell a parking pass, he believes that it is good for a week and therefore swimmer days could be raised. Vern pointed out that we are trying to keep the total assessments as low as is reasonably fair for the public and private entities that service lower-income residents.

We received confirmation from the County that homeowners' stormwater tax bill (which averages \$79) will be lowered by half or the total amount of the dwelling fee, whichever is less. This will allow us to include the many residents of Evergreen Shores and other community associations who do contribute to the residential runoff and should therefore contribute to the cleaning of the lake. Since this will be a net cost of zero to them, they perhaps will agree that the formation of a Special Use District allows us to reallocate half of the stormwater taxes that were going to the County to clean Black Lake.

We have 23,606 lakefront feet among the homeowners and had been using a conservative estimate of 55% lakefront/45% habitat footage for the formula. It was decided to change that to what we felt was a more accurate 65% lakefront/35% habitat formula. It raised our

expected revenue by a small amount and as homeowners get involved in narrowing down their actual percentages, we will change the formula accordingly.

Petition: We finished the voting procedures, using the wording that Rich Doenges had sent Nita from the County. Tim read it and added a couple of clarifications. Vern will send out this version to everyone on the committee along with the Fee Structure and GeoAccess map of the boundary.

Newsletter: Kathryn is working on it, but there are a few changes to be made and her program is now universally accessible. Vern hopes to get it to everyone by this week or early next week to announce the community meeting, the formation of the Black Lake SUD, and information on the petition.

Next meeting Wednesday, February 27, 2013 6:30pm in Vern's office.

(Respectfully submitted by Nita Sell, as Secretary Gail had an excused absence.)