



ANNUAL BOARD MEETING
June 7, 2025

BOARD MEMBERS IN ATTENDANCE:

Al Vitous, Vice President
Jim Watt, Treasurer
Nancy Bell, Secretary
Scott Coakley, Trustee
Kevin Mack, Trustee
Chris Sellers, Trustee

BOARD MEMBERS ABSENT:

Jerry Agrusa, President

The meeting was called to order at 10:06 by Scott Coakley at the shelter house. The Pledge of Allegiance was recited. The minutes from of the June, 2024 annual board meeting was read by Nancy Bell. The minutes were approved by Jim Watt as written-seconded Al Vitous. All in favor and the minutes were approved.

TREASURER'S REPORT:

Jim Watt presented the Treasury Report as of 6-7-25. He explained the line items and no questions were asked. He presented the proposed 2025/2026 budget. There was a decrease on interest for the road assessment. Added was \$500 for fireworks for the insurance rider. Also the budget for attorney fees was increased due to possible SAD (Special Assessment District) for whole lake water management. No questions were asked so the motion to accept the Budget & Treasury Report without changes was made by Scott Coakley, second by Al Vitous. All present were in favor, non opposed.

MEMBERSHIP:

Increased to 205

ELECTIONS OF OFFICERS:

Scott Coakley and Chris Sellers 3 year terms ended. The floor was open for nomination for the LDCA board. No one volunteered to be on the board. Jim Watt moved to close nominations with unanimously acclamation that Chris and Scott stay on the board. With a show of hands, all agreed

Board members are:

Jerry Agrusa (President) term ends 2026.
Scott Coakley (Trustee) term ends 2028
Jim Watt (Treasurer) term ends 2026
Nancy Bell (Secretary) term ends 2027
Kevin Mack - (Trustee) term ends 2027
Chris Sellers - (Trustee) term ends 2028
Al Vitous - (Vice President) term ends 2027

OLD BUSINESS:

MICHIGAN MARKETABLE ACT

Jim explained what this would mean for Lake Diane and ALL lakes in Michigan. This would eliminate all deeds restrictions in Michigan, where they would simply just go away. They provided an option to fill out an affidavit to protect the property. The board got signatures from some property owners in each subdivision. This was notarized and given to Hillsdale County. We are looking for additional people to sign to present a stronger case. The deadline to complete this was extended to September 25, 2025

PARKS:

The Pickleball court is completed but just looking for additional dirt. A bench that was donated has been installed also. A teeter totter was reconditioned in Chickadee Bay Park. A library has also been added to that area. Kevin noticed that the shore line has some erosion due to waves. An idea would be to put rocks there but this is at a high cost,

AQUATIC LIFE:

Bird Flu is in our area. There have been a couple of swans that were affected by this. DNR tested and confirmed 300 cases in our region. If birds or swans are acting different, could be possible bird flu. Stay away! Guidelines are to bag dead ones using mask and gloves and put them in garbage before dogs eat them. Bird virus can live in droppings they produce for 72 hours.

CALENDAR OF EVENTS:

Lake Diane garage sale - June 14th.

Boaters Safety Class - June 21st.

Golf cart parade - July 5 noon *.

Fireworks are July 5th rain date July 6th *.

Poker Run - July 6th & August 31st. *

*LDCA non-sponsored events

Golf Outing - July 26th *

LD Family Picnic - August 9th

Reverse Raffle - August 16th *

LD Wine Crawl - August 30th *

Trunk or Treat - October 24th *

NEW BUSINESS:

SPECIAL ASSESSMENT DISTRICT

Kevin Mack talked about the approval process of getting sprayed and how LD is unique as how the flooding complicated what was farm land and now is water. FETCHGIS.com shows this plot. This consists of 43.06 acres on the north side of the lake. Due to a prior lawsuit on another lake, EGLE (Environment, Great Lakes and Energy) is cautious approving what can be sprayed in all lakes. When talking to Kevin, EGLE at first agreed that only the members of LDCA could be sprayed. Then finally agreed to non-members who paid but with stipulations. But the deed for land that is now underwater cannot be sprayed at this time. The lake will be sprayed later this year due to cold water, temperatures and issues between Solitude and EGLE. Right now, 60% of the lake is being treated. SAD for 5 years would treat the whole lake of approx 445 lots. The whole Lake Treatment would be paid and enjoyed by all. Cost would be based by a lot, not length of shoreline. Guesstimate would be \$140-\$150 per lot which would include weed spraying, water quality testing, shoreline erosion, weed identification, oxygen levels, chemical assessment and administrative fee. This whole process would be called Whole Lake Management System and would be administered by the association, not the township. Members association dues would go down by the cost of the spray that will be on their taxes. Jim explained how to move forward on this, an attorney will have to approve a legal document for owners to sign. Volunteers will go door to door getting the signatures, which will then have to be notarized. This would be submitted to Amboy Township to see if they would agree to put on their tax bills. So it is a lengthy process that hopefully would get approved for the 2027 season.

Many questions and answers were provided during the annual meeting. These will be posted on the LDCA website to help inform lake owners. Karen Watt made a move for the association to take the necessary steps to becoming a Special Assessment District. Rod Anderson seconded. All agreed and the motion was passed.

At 11:47, Jim Watt made a motion to adjourn the meeting. Al Vitous seconded the motion. A vote was taken and the annual meeting was adjourned.

Respectfully Submitted:

Nancy Bell