

**Lake Geneva Property Owners' Association Board Minutes**  
**4/21/2021 Monthly Meeting**  
**(Due to the COVID-19 Pandemic this meeting was held virtually via Zoom)**

**Board Members Present:** Chadd Smith, David Zyble, Tom Antaya, Stu Shafer, Darrin Guyrich, Matt Miner

**Excused Absences:** Samantha Pattwell, Ginny Haas, Ginger Koester

**Guests:** Doug Brunner, Lynn Zyble, Brian Gunderman (DNR)

**Call to Order:** The meeting was called to order by Chadd Smith at 7:00 p.m.

**Approve the Agenda:**

- Agenda was Amended by Stu
- Agenda was corrected regarding Board Member terms
- Stu MOTIONED to approve the amended agenda, SUPPORT by Matt. The amended agenda was approved unanimously

**Approval of the Minutes:** The March minutes were reviewed. MOTION to approve was made by Stu, SUPPORT by Matt. The minutes were approved unanimously.

**Treasurer's Report:** No report was provided.

**Building Control Committee Report** (Stu Shafer):

- A property owner on Riverview (Hayes) has 3 sheds on the property, one of which is not in compliance with the subdivision's Building and Use Restrictions. Stu sent a letter to the owner indicating that it isn't in compliance. The owner has not yet replied to the letter. Stu will send a follow-up letter to the owner and let them know that the Board will have to take action if the shed is not brought into compliance.
- The Board discussed the governing documents for the Association. Stu pointed out that there are 2 sets, the "Bylaws and the Building and Use Restrictions". Stu will email the Building and Use Restrictions for the 9 subdivisions to Dave to put them on the website.

**Compliance Committee Report** (Stu Shafer/Chadd Smith):

- The owners of 1110 E. Geneva have constructed a permanent dock without approval from the Board, and apparently without DEQ approval. Chadd indicated that the DEQ will investigate. Chadd informed the DEQ that this is a private lake and any permanent docks need Board approval before they can be constructed. The DEQ said that they will make certain that property owners have Board approval before they issue permits.

**Beaches and Parks Committee Report** (Tom Antaya):

- The portable restroom on the east beach couldn't be emptied because the company could not get to it due to the landscaping. Tom suggested that they move it to an area that was accessible. They moved it to an area next to the launch near some pine trees, but the property owners across the street called Chadd to complain that it blocked their view of the lake. The restroom was moved and then the property owners adjacent to the boat launch called to complain that it was very close to their deck and in view of their deck seating and eating areas. The Board agreed to look at the placement and will discuss at the next meeting.
- Tree limbs were removed from the dam area
- The mole issue is being addressed and 6-8 traps have been set on the dam area
- The pump outlet pipe at the west beach has rusted. Chadd suggested that the Association address that issue immediately to mitigate erosion issues.
- Discussion about new beach and park signage.

**Lake Level/Water Quality Committee Report** (David Zyble):

- Water depth in the channel is still low, but it is rising.
- Doug Brunner (guest) discussed how the channel bottom is filling up with dirt and silt and asked whether something could be done to remove it and deepen the channel. Doug volunteered to do research in to possible solutions.
- Muskrat damage. We are reaching out to muskrat abatement companies to try to get control over the abundance of muskrats that are inhabiting the lake and shoreline.

**Welcoming Committee** (Ginger Koester):

- Nothing was reported

**City Liaison Report** (Darrin Guyrich):

- Nothing to report

**Newsletter and Information Committee Report** (Ginny Haas)

- Nothing was reported

**Unfinished Business:**

- Waterfront Property Lines: Deferred

- Andrew McKone dock was approved via email. MOTION to ratify the approval was made by David Zyble, SUPPORTED by Stu Shafer. The Motion was approved unanimously.

**New Business:**

- Brian Gunderman from the Michigan Department of Natural Resources discussed requirements/issues of dredging.
- Mr. Gunderman discussed options for dealing with carp, muskrats and the invasive plants that are in the lake.
- Mr. Gunderman discussed fish stocking and which species would be best for Lake Geneva

**Announcements:**

- None

**Adjournment:** MOTION to Adjourn by Stu Shafer, SUPPORT by Matt Miner. Meeting was adjourned at 8:45 PM.

Respectfully submitted by David Zyble on May 19, 2021.