

CROCKERY LAKE ASSOCIATION-REGULAR BOARD MEETING
JULY 18, 2018

Board Members Present: Pat Wolters, Linda Lane, Dennis Arms, Bruce Callen, Carl Elliott, Linda Rexford, Bob Blauwkamp. Absent: Betsy Ludwick. Public attendees: Jodi Hyde, Karen Elliott, Greg Slater.

1. Called meeting to order at 7:08 p.m. at 2379 VanDyke, Conklin, Michigan.
2. Agenda Approved with addition of Newsletter. (Motion by Linda Lane; seconded by Carl Elliott). Motion carried.
3. Public Comment. A member encouraged the CLA Board to continue to look carefully into and quickly create the lake resident survey.
4. Secretary Report. The June 27 2018 minutes (motion to accept by Pat Wolters; seconded by Dennis Arms). Motion carried.
5. Treasurer's Report. A copy of the Treasurer's Report thru July 17, 2018 is attached to these minutes. A motion was made by Linda Lane to attach the Treasurer's Report to each month's Board minutes; seconded by Pat Wolters. Motion carried. Bob will look into revising the form of the report so it is clearer regarding current totals for Association Dues and next year's fireworks.
6. Website/Facebook Update/Newsletter. Website: A new software is being used to edit the website. The website has been totally revamped and includes many new sections including CLA information, Lake History, Route map and which Board member is assigned to each; easier access to Newsletters and Board Minutes. The ability for residents to sign up to receive the newsletter and other announcements has been created. All newsletters and board minutes for the last 2 years will be included on the site. If anyone wants older documents there is a section to request same. All sections should be completely created in a couple more weeks. Kathleen Spangler (Linda's daughter) will: maintain the email address crockerylakeassociation@gmail.com; she will be the contact for older material requests; she will add the minutes/newsletters to the website and then notify those who have signed up when newsletters or board minutes have been added. She will also put a notification on the CLA Facebook site re this

information. She will continue to update the photos section as we get them in on Facebook. She will update the thermometer. All Board members need to go to the website and add their email address so they will receive the notifications. Linda encouraged them to become familiar with the website. Chuck Lane will continue to be a co-administrator of the site.

Newsletters. Because Buzz has retired from his job, he is no longer able to make the very generous donation of copying newsletters for us. We do not have enough money in the CLA budget to afford to print the newsletters. It was decided last month that the newsletters will go out via email. A flyer has been created that will advise residents of this change. A copy will be given to each resident by Saturday, July 21. The newsletter will be placed on the CLA website on July 30. Residents who have signed up will then receive notification of the July newsletter. We will also place this flyer in resident mailboxes in mid-August and again in March of next year. Plan on publication of the newsletter at the end of each month. Greg Slater volunteered to print out the flyers. Carl Elliott or Bruce Callen will pick them up on Friday so they can be distributed Saturday morning.

7. Lake Ordinance. 4 versions of draft surveys were submitted for review by the CLA Board. A final version including questions from them were incorporated into the final product. A copy of the final version is attached to these minutes. Bruce will make copies of the survey; Karen Elliott volunteered to do the return label stickers; Bruce will obtain stamps to be used on both envelopes. Pat & Linda will compare the sticker lists for mailing with the Township's list of lake property owners. The Board will meet Friday night, July 20 to get the envelopes ready to mail out the following day. Linda Lane will be receiving the returned opinion surveys via mail at her home. She will not open the envelopes and will bring all received to the August 15 meeting. They will then be opened at the meeting.

8. Special Assessment – Lake Treatment Petition. All Board members reported on their progress regarding obtaining signatures of lake residents. All expressed the problem of having to make repeated trips to residents because they were not home. We are making good progress. Deadline to submit our signed petitions to the Township is the end of September.

Meeting adjourned 8:44 p.m.

Respectfully submitted,
Linda Lane, Secretary



**LAKE RESIDENTS' OPINION SURVEY &
COMMENTS
REGARDING CROCKERY LAKE REGULATION
ORDINANCE
NO. 2018-04-01**

YOUR INPUT IS CRUCIAL! PLEASE READ AND RESPOND! WE WANT TO HEAR YOUR COMMENTS REGARDING THE REVISED LAKE REGULATION ORDINANCE!!

DEADLINE TO RESPOND: AUGUST 10, 2018

TO REPRESENT THE VOICE OF ALL CROCKERY LAKE PROPERTY OWNERS, THE CROCKERY LAKE ASSOCIATION ("CLA") PRESENTS THE FOLLOWING QUESTIONNAIRE, INTENDED AS AN UNBIASED MEANS OF SOLICITING INFORMATION FROM INDIVIDUALS WITHOUT PRESSURE OR INFLUENCE, TO ADDRESS THE MORE CONTENTIOUS CHANGES TO THE ORDINANCE.

WHAT HAPPENED?

The revised Ordinance was adopted without full endorsement of the Crockery Lake Association and without input from lakefront residents. CLA was not able to get all residents' input prior to the Ordinance being adopted.

WHY HAS THE ORDINANCE BEEN CHANGED?

In July 2013, a Chester Township representative informed the Board at a regular CLA meeting that they had received a number of complaints from lake property owners that their neighbor was encroaching onto their bottomlands with either their dock, boat, toys, etc., and their attempts to work out their differences were ineffective and met with defiant indifference. Thus, they were required to contact the Township, whom was unable to effectively intercede as there were no ordinance provisions in place that addressed the issues. Given the existing lake ordinance had not been updated since 2000, it was decided by the Board to review the ordinance in its entirety to conform to changing rules and laws, to address changing recreation practices and activities, the increasing turnover of home owners, and to provide provisions to address issues such as encroachment.

WHY SHOULD I COMPLETE THIS INFORMATIONAL FEEDBACK?

It is the intent of the CLA Board of Directors (the "Board") to assist the Township in obtaining feedback from all residents without undue or excessive deprivation of our individual personal and

property rights. The more responses we get, the more accurate the information transmitted to the Township. A non-response will be interpreted as you have no opinion. Your opinion is important.

Please return your Feedback Comments by AUGUST 10, 2018 in the stamped, self-addressed envelope provided.

The Feedback/Comments is designed to protect your privacy by not requiring your signature. After the deadline has passed, the Board will compile the information prior to the August 2018 Crockery Lake Association meeting. The responses will then be forwarded to the Township.

The CLA Board does not have the authority to change the Ordinance. Your comments will help the Township in their decision-making role regarding possible changes. We cannot promise your comments will sway the Township. All comments will be reviewed by the CLA Board and Chester Township.

If you have any questions or would like clarification, please do not hesitate to call me at 616-240-9080.

Sincerely,

Bruce A. Callen
President – Crockery Lake Association



**GIVE US YOUR
OPINIONS &
COMMENTS...**

The Ordinance states: **“Section 6 – MAXIMUM LENGTH OF A DOCK AND OTHER DOCK REQUIREMENTS**

- A.
- B.
- C.
- D. For all properties with frontage on Crockery Lake in any residential or agricultural zone district under the Chester Township Zoning Ordinance, as amended, only boats or watercraft owned by the owner of the lake property involved may be moored, kept, beached, docked, or stored on that property (or the bottomlands thereof) overnight.”

DOES COMPLIANCE WITH THIS SECTION OF THE ORDINANCE CREATE A HARDSHIP FOR YOU? IF SO, PLEASE EXPLAIN

SHOULD IT MATTER WHO OWNS THE THREE REGISTERED WATERCRAFT AS LONG AS THERE CAN ONLY BE THREE ?

Yes No

The Ordinance states: “**Section 9 – SETBACK REQUIREMENTS**

- A. No dock or pier shall be placed or located within ten (10) feet of the side lot lines of the lot or parcel where it is located as extended to the center of the lake.
- B. No shore-station or boat hoist shall be located within two (2) feet of a side lot line as extended to the center of the lake. If the shore-station or boat hoist has a canopy that extends out further than the other parts of the shore-station or boat hoist, the measurement used shall be from the edge of the canopy and not the shore-station or boat hoist.
- C. No watercraft or other boat shall be launched, stored, moored or docked within two (2) feet of the side lot lines of a lake parcel or lot as extended to the center of the lake.
- D. Where a parcel or platted lot lawfully existed as of record prior to the date of this Ordinance and the lake frontage of that lot or parcel is not wide enough to accommodate or allow a dock or pier to be located at least ten (10) feet from both side lot lines, then the parcel or lot may have one dock or pier which must be centered within the lake frontage. The exact location, size and length of the dock or pier, as well as the placement of boats or watercraft thereon, must be approved by the Chester Township Zoning Administrator. In no case, however, shall the dock, pier or moored boats extend beyond or over the bottomlands of the parcel or platted lot involved.”

DOES COMPLIANCE WITH THIS SECTION OF THE ORDINANCE CREATE A HARDSHIP FOR YOU? IF SO, PLEASE EXPLAIN

DO YOU FEEL THE NO-FEE VARIANCE FOR OWNERS WHO ARE NOT IN COMPLIANCE WITH THE ABOVE SETBACK SECTION BUT HAVE AN AGREEMENT WITH THEIR NEIGHBOR REGARDING DOCK PLACEMENT REMEDIES THE PROBLEM OF NONCOMPLIANCE?

YES NO

DO YOU AGREE WITH THE INCLUSION OF THE ABOVE SECTION IN THE ORDINANCE?

YES NO

The Ordinance states: “**Section 10 – BOAT STORAGE DEVICE DESIGN REQUIREMENTS.** No fill or the addition of any permanent or stabilizing structure or material shall be added to the bottomlands of Crockery Lake to support any pier, dock, boat hoist or shore-station.”

IF THE WORDS “WITHOUT A DEQ PERMIT” WERE ADDED, WOULD YOU AGREE TO THIS CHANGE?

YES NO

COMMENT:

The Ordinance states: “**Section 12 – NO BOAT RAMPS OR LAUNCHES**

No boat launch, boat ramp or similar access for a boat or watercraft to Crockery Lake shall be installed, created or used after the effective date of this Ordinance. Any and all boat ramps, boat launches and similar lake access areas that were lawfully in existence prior to the date of this Ordinance may remain, but shall not be upgraded, widened or expanded.”

DOES COMPLIANCE WITH THIS SECTION OF THE ORDINANCE CREATE A HARDSHIP FOR YOU? IF SO, PLEASE EXPLAIN

OTHER COMMENTS ON ITEMS NOT DISCUSSED ABOVE. FEEL FREE TO ADD ADDITIONAL PAGES IF NECESSARY.

TREASURER’S REPORT

YTD Cash Flow - Year to Date
1/1/2018 through 7/17/2018

7/17/2018

Page 1

Category	1/1/2018- 7/17/2018
INFLOWS	
A-Balance Forward-Association Dues	671.53
Current Year Association Dues	1,515.00
TOTAL A-Balance Forward-Associ...	2,186.53
Fireworks 2018	
A-Balance Forward-Fireworks 2018	4,263.79
Web Site Contributions	343.88
TOTAL Fireworks 2018	4,607.67
Fireworks 2019	
Advertising Income	75.00
Candle Sales	120.00
Fireworks Contributions	1,954.00
TOTAL Fireworks 2019	2,149.00
TOTAL INFLOWS	8,943.20
OUTFLOWS	
Boat Prize	175.00
Communications Expenses	202.45
Fireworks Expense 2018	4,607.67
ML & SA Magazine	96.00
ML & SA Membership	110.00
ML & SA Water Testing	252.00
Supplies (Business)	1.40
TOTAL OUTFLOWS	5,444.52
OVERALL TOTAL	3,498.68